

BERRY'S CREEK STUDY AREA  
BERLIN & JONES CO., INC.

PRP DATA EXTRACTION FORM AND SUPPORTING DOCUMENTS

PREPARED ON BEHALF OF THE  
BERRY'S CREEK STUDY AREA COOPERATING PRP GROUP

SUBMITTED TO USEPA REGION II

April 24, 2009

**BERRY'S CREEK STUDY AREA**  
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**BERRY'S CREEK STUDY AREA  
PRP DATA EXTRACTION FORM**

**BERLIN & JONES CO., INC.**

**EXECUTIVE SUMMARY:**

Berlin & Jones Co., Inc. ("Berlin & Jones") operated an envelope and stationery manufacturing facility in East Rutherford, New Jersey (the "Site") from 1962 until 2004. Starting at the commencement of facility operations in 1962, and continuing until the transfer of flow to the Bergen County Utilities Authority ("BCUA") in 1988, the facility was connected to the Tri-Borough Joint Meeting Publicly Owned Treatment Works ("Joint Meeting"), which discharged effluent to Berry's Creek. The Joint Meeting had a long history of inadequately treating industrial wastewater and bypassing waste to Berry's Creek. Berlin & Jones' process wastewater discharge to the Joint Meeting contained hazardous substances including PCBs, heavy metals and volatile organic compounds ("VOCs"). The Site soils and groundwater are also contaminated with PCBs, VOCs and heavy metals, which would have been subject to transport to Berry's Creek via stormwater and, potentially, groundwater, both of which flow to Berry's Creek.

**CURRENT MAILING ADDRESS/CONTACT INFORMATION:**

Robert Burton, CEO  
Cenveo, Inc.  
1 Canterbury Green  
201 Broad Street  
Stamford, CT 06901

See, Hoovers Report – Cenveo, Inc., Attachment 1 (BCSA0274952).

**FACILITY ADDRESSES:**

2 East Union Avenue  
East Rutherford, NJ 07070  
Block 106.01, Lot 1

Maps of the Site depicting various features including proximity to the Berry's Creek Study Area, as well as a street-level map of the Site are attached. See, Remediation Agreement Application, 2005, Attachment 2 (BCSA0160801); Berlin & Jones Site Map 1, Attachment 3; Berlin & Jones Site Map 2, Attachment 4.

**FINANCIAL VIABILITY** (annual revenue, # of employees):

Berlin & Jones began operations in East Rutherford in 1962; by 2003, they were failing, and were purchased out of bankruptcy by Commercial Envelope Manufacturing, Inc. ("Commercial Envelope") at which time the company was reincorporated as Berlin & Jones Co., LLC. Commercial Envelope was, in turn, purchased by Cenveo, Inc. ("Cenveo") in 2007. Cenveo reported 2007 sales of \$2 billion and 10,700 employees.

See, Hoovers Report – Cenveo, Inc., Attachment 1 (BCSA0274952); Commercial Acquires Berlin, 11-6-2003, Attachment 5 (BCSA0274925-6); Cenveo Acquires Commercial Envelope, 7-25-2007, Attachment 6 (BCSA0274928); Mergent - Cenveo, 2008, Attachment 7 (BCSA0274932); NJ Industrial Directories – Carlstadt, Attachment 8 (BCSA0178120).

The cleanup of the Site has been undertaken by the former property owner, Harrison-Blaine of New Jersey, Inc. under a remediation agreement signed at the time that Berlin & Jones' future as a company was in question. The Remediation Agreement was signed in order for the property to be sold. See, Remediation Agreement Application, 2005, Attachment 2 (BCSA0160801-2).

**DATES OF OPERATION** (include info. on predecessors/successors if known):

Berlin & Jones began in 1843 in New York and moved to the Site in 1962. They operated at the Site until July 2004. See, Remediation Agreement Application, 2005, Attachment 2 (BCSA0160802); Commercial Acquires Berlin, 11-6-2003, Attachment 5 (BCSA0274926).

**DESCRIPTION OF FACILITY OPERATIONS** (list CERCLA hazardous substances used, manufactured or present):

The 6.29-acre Site contained one 75,000 square-foot building. A railroad siding, a small drainage ditch and marshy area run along the southern edge of the Site, which consisted of undeveloped wetlands until 1962. Berlin & Jones was the sole occupant of the Site from 1962 until 2004. Site operations include manufacturing envelopes and other stationery products. The process includes printing, applying adhesives and paper-cutting. See, Report of Inspection, 6-20-2005, Attachment 9 (BCSA0160895); Preliminary Assessment-Site Investigation, 8-15-1995, Attachment 10 (BCSA0161062).

Chemicals historically present onsite during Berlin & Jones' operations include:

- Tetrachloroethane in 55-gallon drums
- Oil-based inks in 5-gallon containers
- Trichloroethylene in 30-gallon drums

- Inks in 55-gallon drums
- Isopropyl alcohol in 55-gallon drums
- Hydraulic oil in 55-gallon drums
- Ethyl alcohol in a 1,500 gallon UST
- Various glues in 55-gallon drums and ASTs

See, Preliminary Investigation-Site Assessment, 8-15-1995, Attachment 10 (BCSA0161062).

Thirteen possible Areas of Concern (“AOCs”) were originally identified. A June 2005 NJDEP inspection identified the following additional areas of concern:

- Ink stained area adjacent to loading area
- Compressor discharge area
- Cracked, pitted asphalt
- Site-wide historic fill material
- Open area away from production area

The floor trench running from the AST into the loading area was heavily stained with ink, grease, or heavy oil and the floor was cracked. Cracked and stained flooring was observed in other areas of the facility, including the interior and exterior loading areas and in the drum storage area. An open, partially filled, unlabeled red drum was also discovered.

There were three process sinks with “extensive staining,” and staining was also observed on the surrounding floor. A pipe at the floor of the drywell AOC exiting at the east wall of the building was observed, along with floor staining. Several floor drains previously unidentified on Site plans were identified and a cracked, broken pipe was observed exiting the southwest corner of the building at grade level. Old site diagrams identified a floor drain in the chemical storage room that ran to a dry well in the parking lot. The drain was sealed in the early 1980s. See, Report of Inspection, 6-20-2005, Attachment 9 (BCSA0160895-6); Preliminary Investigation-Site Assessment, 8-15-1995, Attachment 10 (BCSA0161064).

Another floor drain located adjacent to the air compressors/vacuum pumps received small quantities of oily water, which discharged to the ground at the rear of the building, where oil staining and product was observed. The oil discharged at this location was industrial turbine oil. See, Preliminary Assessment Report, 11-19-2004, Attachment 11 (BCSA0161234).

The Site had a 1,500-gallon UST for ethyl alcohol that was removed in 1991. See, UST Questionnaire, 10-21-1998, Attachment 12 (BCSA0160762-3).

The Hackensack Meadowlands Development Commission (“HMDC”) conducted an inspection at the Site in 2001 and noted that there was “miscellaneous debris” strewn across the property. See, Berlin & Jones HMDC Files, Attachment 27 (BCSA0304600).

### **Site Soil Sampling and Contamination**

An ink-stained soil area was identified during a Site inspection in 1995. Sampling in the area revealed PCE, PCBs, TPHC, antimony, cadmium, lead and zinc above NJDEP standards. Additional sampling performed in the ink-stained area in 2004 revealed PCE up to 2,000 ppm, DCE above 33.9 ppm and lead up to 430 ppm. Soil sampling in the same area in 2005 identified the same contaminants. PCE and cadmium were detected in the area of the former drywell above NJDEP standards. Two soil samples collected from the former transformer area revealed PCBs, indicating that a discharge may have occurred.

See, Preliminary Assessment-Site Investigation, Attachment 10 (BCSA0161064, BCSA0161067-8, BCSA0161072); Remedial Action Workplan Addendum, 5-13-2005, Attachment 13 (BCSA0160900-2).

### **Site Groundwater Sampling and Contamination**

Groundwater sampling performed in a temporary wellpoint in the ink-stained area revealed PCE up to 33,800 ppb, TCE up to 7,710 ppb and 1,1,1-trichloroethane up to 9,690 ppb. This groundwater contamination was deemed to be the result of the surrounding soil contamination. A temporary wellpoint installed in the Compressor Discharge Area identified cadmium, chromium, copper and lead above NJDEP groundwater quality standards. See, Remedial Action Workplan Addendum, 5-13-2005, Attachment 13 (BCSA0160902, BCSA0160903).

Groundwater sampled in the area of the former drywell revealed benzene, PCE, arsenic, cadmium and lead were detected above the NJDEP standards, as well as pesticide and TPHC. See, Preliminary Assessment-Site Investigation, Attachment 10 (BCSA0161064).

### **PERMITS (provide dates):**

#### **NPDES:**

Information not available at this time.

#### **POTW (pretreatment):**

Berlin & Jones applied for a NJPDES Significant Industrial User (“SIU”) permit, but regulatory changes in December 1992 resulted in no permit being issued.

See, NJDEP Letter, 2-26-1993, Attachment 26 (BCSA0258204).

**NEXUS TO BERRY'S CREEK STUDY AREA** (describe in detail; cite to supporting documentation; date or time period of disposal; list CERCLA hazardous substances; and volume, if known):

Direct (e.g. pipe, outfall, spill):

A 1970 landfill study detailed the disposition of industrial waste generated within East Rutherford during the pre-RCRA period. The Rutherford and Lyndhurst Landfills are known to discharge uncontrolled leachate to Berry's Creek. During the late 1960s, large quantities of industrial waste were sent to those two landfills. In fact, 60% of all waste sent to Lyndhurst Landfill and 27% of all waste sent to Rutherford Landfill was industrial in nature. According to the report, 94% of waste generated in Bergen County from locations within five miles of the Hackensack Meadowlands district was disposed of within the Hackensack Meadowlands. 96% of waste from locations within East Rutherford hauled to the Meadowlands for disposal was sent to either Lyndhurst or Rutherford Landfills.

See, Multiple Permit Application for the HMDC-Encap Golf Inc. Brownfield Redevelopment Project, October 2000, Attachment 28 (BCSA0127606-7); Analysis of Alternative Solid Waste Management Systems, 1970, Attachment 30 (BCSA0095599, BCSA0095600, BCSA0095611).

Sanitary Sewer (provide name and location of sanitary sewer and receiving POTW):

The Site discharged industrial wastewater to a drywell from 1962 until 1988 and sanitary and industrial wastewater to a POTW from 1962 until cessation of operations in 2004. The discharge released to the drywell included solvents and solvent-contaminated wastewater. The drain discharging to the drywell was sealed in 1988.

A floor drain located in the machine shop led to an oil-water separator and then to the sanitary sewer. Several process sinks in the production area discharged to the sanitary sewer. Site investigations revealed ink staining within and on the perimeter of the sinks. Soil sampling related to ink stains revealed PCBs, VOCs and heavy metals, which would have been present in the discharge from these process sinks to the sanitary sewer. See, Preliminary Assessment Report, 11-19-2004, Attachment 11 (BCSA0161211-2, BCSA0161234).

From the start of Site operations in 1962 through the transfer of flow to the BCUA in 1988, Berlin & Jones discharged process wastewater to the Joint Meeting. The receiving waters for the Joint Meeting were Berry's Creek. See, List of Joint Meeting Customers, 1983, Attachment 14 (BCSA0076158); Dominick Presto Affidavit, 6-12-

1990, Attachment 15 (BCSA0092871-72); Joint Meeting Rutherford East Rutherford Carlstadt NPDES Permit, 3-31-1979, Attachment 16 (BCSA0066768); Feasibility Report on Water Pollution Control Systems, 1970, Attachment 17 (BCSA078998).

The Joint Meeting had a long and well-documented history of inadequately treating process wastes from its industrial customers. The facility was constructed between 1939 and 1940 to provide secondary treatment for wastewater originating in Carlstadt, Rutherford and East Rutherford. The facility was placed into operation in 1941 and by 1967, was already producing unsatisfactory effluent and inadequate treatment.

See, Joint Meeting RERC – Preliminary Report on Sewerage Facilities, 1966, Attachment 18 (BCSA0076686); Joint Meeting Extension – Facility Plan, 1977, Attachment 19 (BCSA0076370-71).

The Joint Meeting was issued a pollution abatement order by the New Jersey Department of Health (“NJDOH”) in 1967 and was ordered, in its NPDES Permit effective March 31, 1979, to cease operations and convey all flows to the BCUA. In a 1970 report on water pollution control systems, the Joint Meeting was described as being both hydraulically overloaded and organically overloaded due to various industrial wastes which were damaging the filter media. The plant at that time was unable to meet NJDOH requirements for effluent into Berry’s Creek. The “plant efficiency and continuity of operation [was] seriously affected by malfunctioning of deteriorated equipment in practically all of the plant units.” See, Joint Meeting Rutherford East Rutherford Carlstadt NPDES Permit, 3-31-1979, Attachment 16 (BCSA0066768-82); Feasibility Report on Water Pollution Control Systems, 1970, Attachment 17 (BCSA0078999, BCSA0079002).

According to a 1977 Joint Meeting Extension Facility Plan prepared by Clinton Bogert Associates,

*Since its construction in 1940, the plant has performed inadequately. The inadequate treatment results mainly from operating and maintenance problems. Treatment units which malfunctioned were removed and not repaired. The mechanical equipment has become obsolete. Presently, the tricking filters often clog requiring the flow to be bypassed... [ ] The JM plant now provides less than primary treatment, removing on average only about 25 percent of the BOD and suspended solids from the influent sewage.*

The report also states that the poor quality of the water in Berry’s Creek was “mainly due to the poor operation of the JM plant.”

Further, the Joint Meeting’s sludge incineration facilities were inoperable and thickened raw sludge was pumped to a lagoon, which in turn, polluted groundwater at the Joint Meeting, which was located in close proximity to Berry’s Creek. Consulting engineers

stated the following with respect to groundwater impacts and leachate generation from the sludge lagoons.

*[The Joint Meeting] plant abandonment will have several beneficial impacts on water quality. BOD, organic nitrogen, phosphorus, COD and heavy metal loadings in Berry's Creek will be reduced when the treatment plant discharge is eliminated. This will improve water quality in Berry's Creek. Termination of sludge lagooning at the plant site will prevent further pollution of groundwater supplies. [emphasis added] Leachate from the lagoons will be reduced after the lagoons have stabilized.*

Coagulating tanks were non-functional starting sometime in the 1940s, causing effluent to be bypassed from the tanks from that time forward.

In addition to the above problems, consulting engineers identified several pathways of influent and crossover between the sanitary and storm sewers throughout the Joint Meeting network, as well as instances of sewage bypassing, resulting in industrial waste intended for the POTW being discharged to the storm system and potentially to Berry's Creek.

The District Court of New Jersey issued a Partial Consent Decree on November 14, 1985, ordering the Joint Meeting to cease discharges on January 1, 1988. On January 13, 1988, all flows from the Joint Meeting were conveyed to the BCUA.

Accordingly, and as described above, industrial effluent from Berlin & Jones was discharged via (1) the Joint Meeting's bypassing of untreated or under-treated industrial waste to Berry's Creek, (2) leachate discharges from the Joint Meeting sludge lagoons via runoff to nearby Berry's Creek, and (3) contaminated groundwater discharges from the Joint Meeting sludge lagoons to nearby Berry's Creek.

See, Dominick Presto Affidavit, 6-12-1990, Attachment 15 (BCSA0092871); Joint Meeting Extension Facility Plan, 1977, Attachment 19 (BCSA0076336, BCSA0076377-8, BCSA0076400, BCSA0076428-29, BCSA0076434-35, BCSA0076444-47, BCSA0076466, BCSA0076498); BCUA Joint Meeting Extension Map, Attachment 20 (BCSA0073974); Rutherford, East Rutherford, Carlstadt Joint Meeting POTW Map 3, Attachment 21.

Berlin & Jones' discharge historically contained the following hazardous substances, as evidenced by sampling in 1983, all of which would have been subject to transport into Berry's Creek via the Joint Meeting POTW.

- Chromium
- Copper
- Nickel

- Lead
- Zinc
- Silver
- Mercury
- Chloroform
- Toluene
- Dichlorobromomethane
- Methylene chloride
- 1,2,4-trimethylbenzene

See, Berlin & Jones NJPDES Permit Files, Attachment 22 (BCSA0258198-9).

Additionally, as discussed above, the ink-stained area of the soil contained PCBs. Process sinks connected to the sanitary sewers were also found to have ink staining. It is reasonable to assume that PCB-containing inks were discharged to the Joint Meeting as well.

Storm Sewer (provide name and location of storm sewer and receiving waters):

Storm sewers in the area discharge to Berry's Creek. The Site itself had two "ditches" and was subject to flooding. See, Universal Oil Products NJPDES Files, Attachment 23 (BCSA0067620); EPA Enforcement Files for Nearby Facilities, Attachment 24 (BCSA0010422, BCSA0017130, BCSA0010498); Berlin & Jones HMDC Files, Attachment 27, (BCSA0304560).

The area bounded by "industrial buildings on Manor Street to the north, railroad tracks to the west, wetlands associated with Berry's Creek to the south, and Berry's Creek to the [e]ast" is also subject to tidal flooding by Berry's Creek itself and the tidal marshes surrounding it. The Site falls within this area. See, Hackensack Meadowlands Floodplain Management Plan, 10-24-2005, Attachment 25 (BCSA0274404).

As discussed above, Site soils are contaminated with PCBs, VOCs and heavy metals, which would have been subject to transport into Berry's Creek via stormwater and during times of flooding.

Runoff:

Information not available at this time.

Groundwater:

See discussion below regarding potential releases to Berry's Creek via groundwater.



**POTENTIAL NEXUS TO BERRY'S CREEK STUDY AREA** (describe in detail; cite to supporting documentation; list CERCLA hazardous substances; and volume, if known):

Direct (e.g. pipe, outfall, spill):

In 1990, an unknown liquid was illegally disposed at the Site and reportedly affected land and water, the nearest body of which is Berry's Creek. See, EPA Enforcement File – Berlin & Jones, Attachment 29 (BCSA0010427, BCSA0017432).

Sanitary Sewer (provide name and location of sanitary sewer and receiving POTW):

See information above regarding discharges to the Joint Meeting.

Storm Sewer (provide name and location of storm sewer and receiving waters):

See above discussion regarding stormwater discharges to Berry's Creek.

Runoff:

Information not available at this time.

Groundwater:

Site groundwater is tidally influenced and flows to the southeast, in the direction of Berry's Creek. See, Preliminary Assessment-Site Investigation, 8-15-1995, Attachment 10 (BCSA0161062). As discussed above, Site groundwater is contaminated with heavy metals and VOCs, which could have been subject to transport into Berry's Creek via groundwater flow.

## **ATTACHMENT 1**

Company Description

Line Of Business:

MFG & PRINTING OF ENVELOPES & BUSINESS DOCUMENTS

Physical Address:

1 Canterbury Green  
201 Broad St.  
Stamford, CT 06901 United States (Map)

Key Cenveo, Inc. Financials

Fiscal Year-End	December
2007 Sales (mil.)	\$2,046.7
Employees At This Location	80
Employees Total	10700

Competition

**Competitive Landscape** for Commercial Printing

Demand is driven by advertising and product needs of business customers. The profitability of individual companies is closely linked to effective sales operations. Large companies have scale...

Cenveo, Inc. Executives

Title	Name	Contact
CEO	Robert Burton	Network   E-mail
Chairman	Susan Rheney	Network   E-mail
CEO	James Malone	Network   E-mail

Current Cenveo News

- Cenveo, Inc. (CVO) Corporate Event Announcement Notice [Wall Street Horizon]  
(06 Nov 2008 21:05:00 EST)
- INDEX:Advisories [Canadian Press DataFile]  
(06 Nov 2008 00:01:00 EST)
- Cenveo, Inc. (CVO) Corporate Event Announcement Notice [Wall Street Horizon]  
(05 Nov 2008 21:45:00 EST)

## **ATTACHMENT 2**

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
DIVISION OF REMEDIATION SUPPORT  
OVERSIGHT RESOURCES ALLOCATION ELEMENT  
401 EAST STATE STREET, 5<sup>TH</sup> FLOOR  
P.O. BOX 028  
TRENTON, NJ 08625-0028

REMEDIATION AGREEMENT APPLICATION

PLEASE TYPE OR PRINT

Date June, 2005

**1. Industrial Establishment(s)**

(Attach additional sheets if there is more than one to be included in this Remediation Agreement.)

Name Berlin & Jones Co. Inc. Telephone# N/A

Street Address 2 East Union Avenue

City or Town East Rutherford State NJ Zip Code 07070

Municipality East Rutherford County Bergen

Tax Block Number(s) 106.01 Tax Lot Number(s) 1

State of Incorporation, if applicable: New Jersey

North American Industrial Classification System (NAICS) Number: 322221

**2. Has a General Information Notice (GIN) been filed for this transaction? Yes**

If yes, ISRA Case number # E20040277

If no, attach a completed GIN to this application.

**3. Current Property Owner(s)** (Attach additional sheets if more than one.)

Name Harrison-Blaine of New Jersey, Inc. Telephone #( 303 ) 321-8809

Firm c/o James L. Harrison

Street Address 772 Humboldt Street

Municipality Denver State CO Zip Code 80218

State of Incorporation, if applicable: New Jersey

Property Owner(s) type of Business Association and General Partner(s), if applicable:

N/A

4. **Prior Owner/Operator at site since December 31, 1983** (Attach additional sheets if necessary.)

**THIS INFORMATION MUST BE COMPLETED**

Name (Identify as Operator or Owner)

Dates of Ownership/Operation

Berlin & Jones Company, Inc. (Operator)	1962	July, 2004
Harrison Blaine of New Jersey, Inc. (Owner)	1964	Present

5. **Party(ies) Agreeing to be responsible under the Remediation Agreement**  
(Attach additional sheets if more than one.)

Name Harrison-Blaine of New Jersey, Inc. Telephone # \_\_\_\_\_

Firm c/o James L. Harrison

Street Address 772 Humboldt Street

Municipality Denver State CO Zip Code 80218

State of Incorporation, if applicable:

New Jersey

Type of Partnership and General Partner(s), if applicable:

N/A

Designate lead party responsible for Remediation Agreement where multiple parties

are proposed: N/A

6. **Describe IN DETAIL the ISRA subject transaction for which this Remediation Agreement is requested. Please include the status of the operations (continuing or ceasing) and the identity of the property owner and operator upon completion of the transaction. (Attach additional sheets, if necessary.)**

The ISRA subject transaction involves the cessation of operations of Berlin and Jones, Co. Inc, a paper converting company, in July, 2004 and the forthcoming sale of the subject property (currently under contract). The ownership of the property shall transfer from Harrison-Blaine of New Jersey, Inc. to Birchwood Development the Third LLC upon completion of the transaction. Future site operations have not been identified.

7. **Purchaser or New Lessee:**

Name Birchwood Development the Third LLC Telephone # ( ) \_\_\_\_\_

Firm \_\_\_\_\_

Street Address 77 Morgan Avenue

Municipality Brooklyn State Ny Zip Code 11237

State of incorporation, if applicable: New Jersey

Type of Business Association and General Partner(S), if applicable:

Limited Liability Company

8. **Attach a detailed cost estimate for remediation of the industrial establishment(s).** Refer to Attachment 1

#204,200

9. Have there been any previous ISRA/ECRA Remediation Agreements/Administrative Consent Orders executed for this Industrial Establishment or another Industrial establishment, which occupied the same tax block and lot number? (Attach additional sheets if more than one industrial establishment is included in this application.)

\_\_\_\_\_ Yes      X No

If Yes, Name of Industrial Establishment \_\_\_\_\_

ISRA/ECRA Case No. \_\_\_\_\_ Date Submitted \_\_\_\_\_

Ordered/Responsible Party: \_\_\_\_\_

Current Status: \_\_\_\_\_ Current Case Manager: \_\_\_\_\_

Has this Industrial Establishment received a No Further Action Letter or Negative Declaration Approval?

\_\_\_\_\_ Yes (please provide copy)      X No

10. **Is this request for an amendment to the existing Remediation Agreement/Administrative Consent Order?**

\_\_\_\_\_ Yes      X No

11. Circle the type of remediation funding source, other than a Self-Guarantee\*, to be submitted in an amount equal to the estimated cost of remediation:

Line of Credit

Environmental Insurance Policy

[Remediation Trust Fund]

**\*NOTE:** If the type of remediation funding source chosen is a Self-Guarantee it must be submitted with this application for a Remediation Agreement in accordance with N.J.A.C. 7:26C-7.

12. Individual/Agent submitting this request for a Remediation Agreement:

Name Sean Monaghan, Esq. Telephone #(973) 549-7230

Firm Drinker, Biddle & Reath

Street Address 500 Campus Drive

Municipality Florham Park State NJ Zip code 07932



13. AUTHORIZATIONS/CERTIFICATIONS:

A. Owner or Operator Statutory Liability:

1. I hereby certify that I am fully aware of the requirements of the Industrial Site Recovery Act, N.J.S.A. 13:1K-1 et seq., as it pertains to the remediation of the industrial establishment subject to this remediation agreement. Specifically, I am fully aware of the responsibilities of the owner or operator of the industrial establishment to remediate the site in accordance with ISRA and this chapter. I acknowledge that a remediation agreement has been requested to allow the transaction referenced in the remediation agreement application to proceed prior to completion of all ISRA compliance requirements and that the person entering into the remediation agreement is agreeing to comply with all ISRA requirements. I further acknowledge that the execution of a remediation agreement shall not release [Person] from any responsibilities [Person] have pursuant to ISRA and this chapter.

Typed/Printed Name James L. Harrison Title President  
Signature *James L. Harrison* Date 6/7/05  
Sworn to and Subscribed Before Me on this 7<sup>th</sup> Date of June 20 05  
Notary *[Signature]* My Commission Expires 06/12/2007  
400 South Colorado Blvd.  
Glendale CO 80246

2. I hereby certify that I acknowledge that the transaction and industrial establishment that are the subject of this remediation agreement is a transfer of ownership or operations of an industrial establishment as defined by ISRA and N.J.A.C. 7:26B. I further acknowledge that [Person] is subject to penalties for violations of ISRA and N.J.A.C. 7:26B. I am fully aware of [Person's] responsibilities to allow the Department access to the subject industrial establishment and of the requirements to prepare and submit any documents relevant to the remediation of the subject industrial establishment as required by the Department.

Typed/Printed Name James L. Harrison Title President  
Signature *James L. Harrison* Date 6/7/05  
Sworn to and Subscribed Before Me on this 7<sup>th</sup> Date of June 20 05  
Notary *[Signature]* My Commission Expires 06/12/2007  
400 South Colorado Blvd.  
Glendale CO 80246

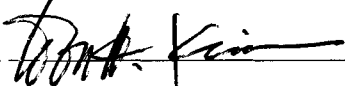
3. I certify under penalty of law that I have personally examined and am familiar with the information submitted in this application and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, To the best of my knowledge the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of N.J.S.A. 13:1K-6 et seq., I am personally liable for the penalties set forth at N.J.S.A. 13:1K-13.

Typed/Printed Name James L. Harrison Title President  
Signature *James L. Harrison* Date 6/7/05  
Sworn to and Subscribed Before Me on this 7<sup>th</sup> Date of June 20 05  
Notary *[Signature]* My Commission Expires 06/12/2007  
400 South Colorado Blvd.  
Glendale CO 80246

B. Transferee or New Lessee Certification:

I hereby certify that Birchwood Development The Third, LLC is the transferee and/or new lessee of the industrial establishment subject to this remediation agreement. I have read this application and am aware of the requirements and conditions of ISRA and the remediation agreement. Birchwood Development The Third, LLC expressly agrees to allow the Department, seller, previous owner, previous operator, any other person subject to the remediation agreement, and any of their respective agents or assignees the right to enter the industrial establishment after the ISRA-subject transaction has taken place and/or the lease has been executed for completion of the remediation of the industrial establishment. Additionally, I acknowledge and understand that if a remedial action is warranted at the subject industrial establishment, institutional controls and engineering controls as defined in ISRA, N.J.S.A. 58:10B-1 et seq., N.J.A.C. 7:26C, N.J.A.C. 7:26E and N.J.A.C. 7:26B may be necessary at the industrial establishment.

Typed/Printed Name DONG HWAN KIM Title MANAGING MEMBER

Signature  Date JUNE 10, 2005

Sworn to and Subscribed Before Me on this \_\_\_\_\_

Date of Jun 10 20 05

Notary 

Notary

Howard Joh  
Notary Public of New Jersey  
My Commission Expires on August 29, 06

## **ATTACHMENT 3**





Berlin & Jones Co., Inc.  
2 East Union Ave.  
East Rutherford, NJ

**Berry's Creek Study Area**

**Map 1 Berlin & Jones Co., Inc.**

Updated as of 12/01/2008

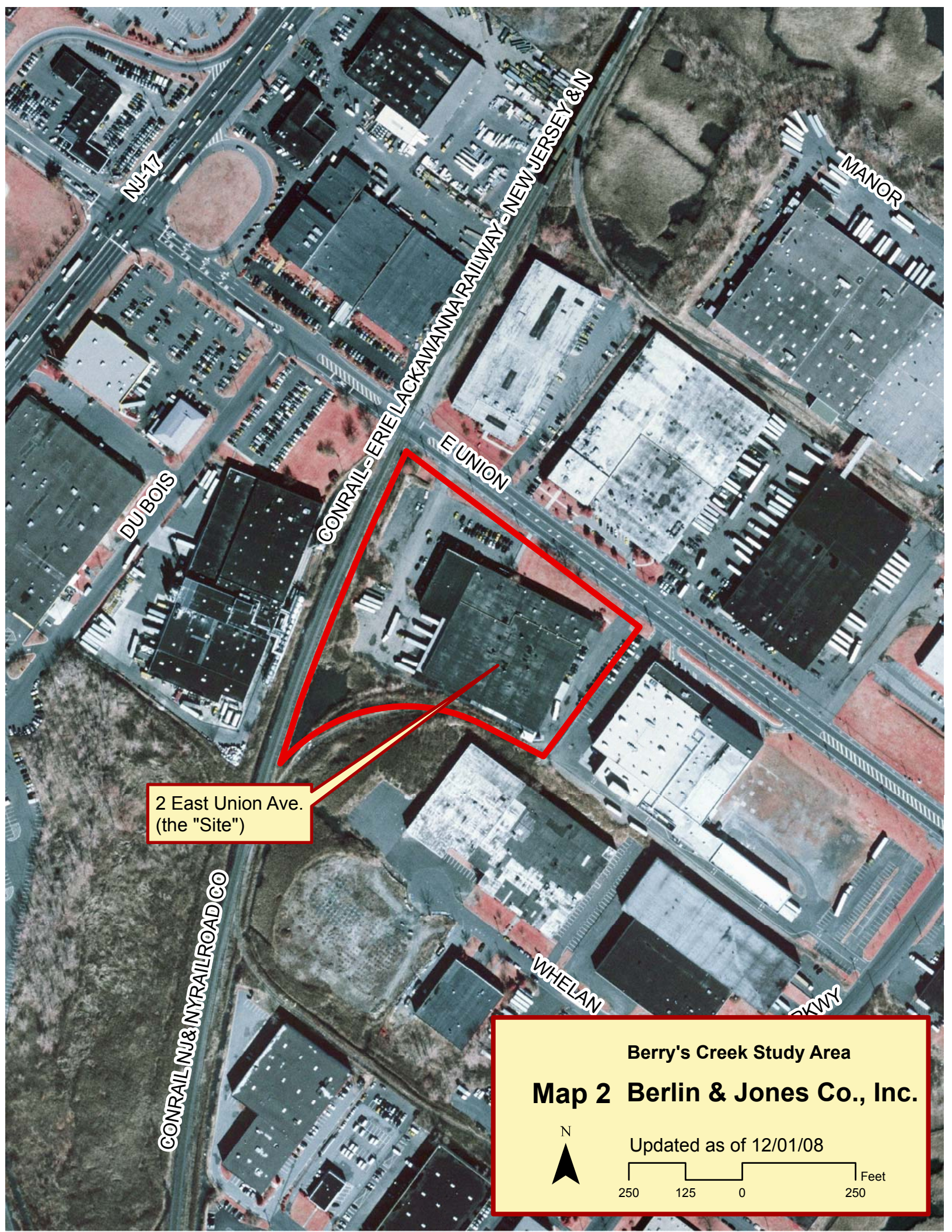
N

0.5 0.25 0 0.5 Miles



## **ATTACHMENT 4**





2 East Union Ave.  
(the "Site")

Berry's Creek Study Area

**Map 2 Berlin & Jones Co., Inc.**

Updated as of 12/01/08

N

250 125 0 250 Feet



## **ATTACHMENT 5**

## Business & Company Resource Center

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***Knight Ridder/Tribune Business News***, Nov 6, 2003  
pITEM03310085

### **Nation's Oldest Envelope Company Finds Buyer.**

**Full Text:** COPYRIGHT 2003 Knight-Ridder/Tribune Business News

By Hugh R. Morley, The Record, Hackensack, N.J. Knight Ridder/Tribune Business News

Nov. 6--The fate of the nation's oldest envelope manufacturer is all but signed, sealed, and delivered.

Officials at the 160-year-old Berlin & Jones Co. of East Rutherford (NJ) have agreed to sell the company to Deer Park, N.Y.-based **Commercial Envelope** Manufacturing Corp., Berlin Executive Vice President Richard Lipman said Wednesday.

He said the company -- which entered bankruptcy in September citing \$7.9 million in liabilities and a slowdown in direct mail since the anthrax scare -- will be sold for \$3.5 million though some final details are being negotiated.

Lipman said he expects the deal will enable Berlin to remain open under its own name, probably in East Rutherford. That would allow many of the company's 130 employees to remain on the job.

"This is absolutely wonderful," said Lipman, a Berlin employee for 34 years and longtime co-owner of the company.

"Because it continues so many jobs [and] the rich history from the past 160 years." Commercial did not return a phone call seeking comment.

At the Envelope Manufacturers Association in Alexandria, Va., President Maynard H. Benjamin said he was delighted with the deal, noting Berlin is widely recognized as the oldest envelope manufacturer in the nation.

"I consider them a flagship, a beacon in this industry," he said, noting it has survived the Civil War and Great Depression.

The company's reputation, he added, is based on "very high



quality X printing products -- very innovative in terms of design." Consisting of about 170 manufacturers -- a significant number of them family companies more than 100 years old -- the \$4.2 billion-a-year U.S. envelope industry has recently lost at least three other companies, Benjamin said.

The industry suffered because the recession severely restricted the amount of business done by the direct-marketing industry, which is one of the biggest purchasers of envelopes, Benjamin said. "There is a positive correlation between direct mail and the jobless rate," he said. "When people lose their jobs, they don't buy things. And when they don't buy things, direct mailers don't send things out." Commercial, one of the most technologically advanced envelope makers in the nation, cut the deal in order to obtain Berlin's strong brand name and its highly desirable factory location close to New York, Lipman said.

"They want the historical end. They want it out of pride," he said. "They will bring technology to our organization that will give customers the utmost in quality service." The deal offers a dramatic turnaround for Berlin which estimated it had 160 days after the Sept. 18 bankruptcy filing to find a buyer or else close for good. Lipman said Berlin, which has revenues of about \$22 million and makes about 1.2 billion envelopes a year in more than 4,000 different styles, hired a broker in January to look for prospective buyers. According to Benjamin, Commercial is one of the nation's top eight envelope manufacturers. The company has plants in Pennsylvania, Illinois, and South Carolina.

Benjamin said there are signs that sales are increasing. One reason is that manufacturers have broadened their market by creating new products such as envelopes to hold keys, items held in safety deposit boxes, and laboratory test kits.

Berlin was started in New York City in 1843 by a runner for a Wall Street stocks-and-bonds transfer company who made envelopes on his down time on rainy days, when there were few deliveries, Lipman said.

Slowly, the runner, Jacob C. Berlin, built up the company so much that he bought out his old employer, Lipman said. In 1962, the company moved to East Rutherford, one of the first manufacturers to move into the Meadowlands, he said.

In the early 1990s, company production peaked with revenues of \$29 million and 220 employees, Lipman said.

But at the end of the decade, the sour economy and overcapacity in the envelope industry squeezed the company. The boom of the

1990s had prompted extensive investment in new envelope manufacturing machinery around the county, he said.

Then came Sept. 11, Lipman said.

"You had the anthrax scandal around then and people stopped for a while using any kind of direct mail," which accounted for about 70 percent of company business, he said.

Two years later, Berlin's revenue had dropped to \$22 million, and pension and other liabilities were crushing the company, he said.

Now, however, Berlin hopes to push the envelope in a new direction.

"The enthusiasm that has been generated in the week or ten days since this started is unbelievable," he said, referring to the talks with Commercial.

"It's a good fit for our customers. It's a good fit for many employees because many of us are going to have employment. It's a good fit for our suppliers."

To see more of The Record, or to subscribe to the newspaper, go to <http://www.NorthJersey.com>.

(c) 2003, The Record, Hackensack, N.J. Distributed by Knight Ridder/Tribune Business News.

Article CJ109802604



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## **ATTACHMENT 6**

## Business & Company Resource Center

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*Direct (Online Exclusive)*, July 25, 2007 pNA

### **Cenveo To Acquire Commercial Envelope.(Commercial Envelope Manufacturing Inc.)(Brief article)**

**Full Text:** COPYRIGHT 2007 Penton Business Media, Inc. Cenveo Inc. will purchase **Commercial Envelope** Manufacturing Inc. Terms of the acquisition were not disclosed. The transaction is expected to close during the third quarter.

The acquisition brings a company that generated \$160 million in revenue under Cenveo's umbrella. The Kristel family, which founded **Commercial Envelope** in 1924, will remain with the company following the acquisition.

**Commercial Envelope's** properties include five production facilities located across the eastern United States. The plants produce 45 million envelopes per day. The company employs approximately 700 workers.

Cenveo, Stamford, CT, offers a wide variety of print products and services.

Article A166803040



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## **ATTACHMENT 7**

## History

Incorporated in Colorado on May 30, 1997. Originally incorporated in Delaware and formed in Nov. 1993 as Mail-Well Holdings, Inc. In Sept. 1995, Co. changed its name to Mail-Well, Inc. in conjunction with initial public offering. Present name adopted on May 17, 2004.

On Feb. 24, 1994, Co. acquired substantially all of the assets of G-P Envelope Holdings, Inc., the envelope manufacturing operations of Georgia-Pacific Corporation. In addition, Co. acquired all of the outstanding capital stock and warrants of Pavey Envelope and Tag Corp. in exchange for shares of common stock and the repayment of Pavey's outstanding indebtedness.

On Dec. 19, 1994, Co. acquired substantially all of the assets of American Envelope Company, a wholly-owned subsidiary of CC Industries, Inc. for approximately \$98,000,000.

On July 31, 1995, Co. acquired substantially all of the outstanding securities of Supremex Inc. for approx. \$50,000,000.

In Aug. 1995, Co. acquired all of the outstanding securities of Graphic Arts Center, Inc. for approx. \$33,300,000, subject to post-closing adjustments.

In Apr. 1996, Co. acquired substantially all of the assets of Quality Park Products, Inc. ("QPP"), a printer and manufacturer of envelopes. The total consideration for the Quality Acquisition was approx. \$27,600,000.

In Nov. 1996, Co. acquired Pac National Group Products, Inc. ("PNG"), a Canadian envelope printer and manufacturer based in Ontario.

In Dec. 1996, Co.'s Graphic Arts Center, Inc. ("GAC") subsidiary acquired Shepard Poorman Communications Corporation.

On June 30, 1997, Co. purchased for cash all of the stock of Griffin Envelope Inc. Terms of the transaction were not disclosed.

On July 11, 1997, Co. acquired all of the outstanding shares of common stock of The Allied Printers. Co. issued 36,531 shares of common stock in connection with this acquisition.

On July 14, 1997, Co. acquired all of the outstanding shares of common stock of Murray Envelope Corporation. In connection with the acquisition, a wholly-owned subsidiary of Co. issued 110,236 shares of common stock which are convertible into an equal number of shares of Co. common stock.

On Sept. 10, 1997, Co. acquired substantially all the assets of National Color Graphics, Inc. ("Color Graphics").

On Oct. 1, 1997, Co. acquired substantially all the assets of Intertec Mailing Services ("Intertec").

On Dec. 2, 1997, Co. acquired all the assets of the Cambridge, Maryland commercial printing plant of Western Graphics Communications.

During 1998, Co. also acquired Graphics Illustrated, Inc. ("Graphics"), McLaren, Morris and Todd Ltd. ("MM&T"), Armstrong-White, Inc. ("Armstrong"), and Production Press, Inc. ("PPI").

In 1998, Co. acquired substantially all of the assets of the North American paper label division of Lawson Mardon Packaging.

During 1998, Co. merged with the following companies: Color Art, Inc. ("Color Art") of St. Louis, Missouri; Accu-Color, Inc. ("Accu-Color") of St. Louis, Missouri; Industrial Printing Company ("IPC") of Toledo, Ohio; IPC Graphics "IPC Graphics" of Toledo, Ohio; United Lithograph, Inc. ("United Litho") of Somerville, Mass.; French Bray, Inc. ("French Bray") of Glen Burnie, Maryland; Clarke Printing Co. ("Clarke") of San Antonio, Texas.

On Jan. 6, 1998, Co. acquired all of the outstanding shares of Poser Business Forms, Inc..

On Mar. 3, 1998, Co. acquired substantially all of the assets of Rono Graphic Communications Co. and Hicks-Chatten Engraving Company ("Rono").

On Mar. 12, 1998, Co. acquired Lawson Mardon Packaging Inc.'s label division, officially launching Mail-Well Label, a supplier of glue-applied labels in North America. Terms of the transaction were not disclosed.

On Mar. 27, 1998, Co. acquired the stock of the National Graphics Company ("Natl Graphics").

On Mar. 31, 1998, Co. acquired Denver Forms and EPX, two business communications documents and specialty printing manufacturers, based in Denver, Colorado. Terms of the transactions were not disclosed.

On Apr. 8, 1998, Co. acquired Blue Line Envelope, based in suburban Montreal, Canada. Terms of the transaction were not disclosed.

On Apr. 21 1998, Co. acquired South Press, Inc. South Press had 1997 sales of \$12,000,000. Mike South and Chris McDaniel, President of South Press, will continue to run Co.

In late May 1998, Co. finalized the acquisitions of Anderson Lithograph, Accu-color and Color-Art, Clarke Printing, French Bray and United Lithograph. Co. also acquired Industrial Printing, a \$30,000,000 commercial printer.

On May 5, 1998, Co. purchased Century Index. Co. also acquired the International Paper Company, label division.

On May 11, 1998, Co. acquired substantially all the assets of the Int'l Paper label division (IP Label). IP Label located in Bowling Green, Kentucky, prints labels for consumer products and has annual sales of \$30,000,000.

On June 1, 1998, Co acquired the stock of Illinois Envelop, Inc. Illinois is an envelope manufacturer located in Kalamazoo, Michigan.

In June 22, 1998, Co. acquired Gould Packaging Inc. Gould is a distributor of mailing & shipping supplies to retail mass market located in Vancouver, Washington.

In Aug. 1998, Co. acquired the commercial division of John D. Lucas Printing Co. Included in the transaction is a Lucas affiliate, NK Graphics.

On Sept. 8, 1998, Co. acquired Richtman Printing of Englewood and Production Press, Inc.

On Oct. 26, 1998, Co. purchased Perfection Forms, a division of Continuous Forms and Checks, Inc. and Apico Corporation. Both companies are business communications documents printers located in Girard, Kansas.

On Oct. 30, 1998, Co. acquired Trafton Printing, Inc. of Amarillo, Texas.

On Nov. 2, 1998, Co. acquired Imperial Litho and Dryography, Inc. of Phoenix, Arizona.

On Feb. 2, 1999, Co. acquired Colorhouse Inc. a pre-press company located in Minneapolis, Minnesota, with approx. annual sales of \$20,700,000

On Feb 4, 1999, Co. acquired Hill Graphics also known as Champagne Fine Printing, a sheetfed commercial printer located in Houston, Texas, with approximate annual sales of \$20,500,000.

In Apr. 1999, Co. acquired Porter Chadburn plc.

In June 1999, Co. acquired Forman Lithograph, Inc. and Avon Behren Printing Co.

Also in June 1999, Co. acquired Design Mark Industries, Inc.

In June 1999, Co. acquired Avon Behren Printing Co.

In Aug. 1999, Co. acquired Enterprise Press and Direct Graphic Inc. Terms were not disclosed.

On Oct. 19, 1999, Co. acquired Northeastern Envelope. Terms were not disclosed.

On Nov. 30, 1999, Co. acquired Phototype Color Graphics of Pennsauken, New Jersey. Terms of the transaction were not disclosed.

On Jan. 28, 2000, Co. acquired Braceland Brothers, Inc., a commercial printing company located in Philadelphia, Pennsylvania.

In Feb. 2000, Co. acquired 13,450,588 shares (or 91% outstanding) of the common stock of Atlanta-based American Business Products ("ABP") for \$20 per share in a cash tender offer. In the second step of the acquisition, ABP merged with a wholly-owned subsidiary of Co. The total value of the transaction, including the assumption of debt, was approx. \$333,600,000.

In May 2000, Co. purchased the stock of Craftsmen Litho, Inc., a commercial printing company with estimated annual sales of \$12,800,000 located in Waterbury, Connecticut, for \$9,300,000.

In June 2000, Co. purchased the stock of Strathmore Press, Inc., a commercial printing company with estimated annual sales of \$15,000,000 located in Cherry Hill, New Jersey, for \$9,300,000.

In July 2000, Co.'s Canadian operating subsidiary, Supremex Inc. had completed its cash tender offer for the stock of CML Industries Ltd.

In Aug. 2000, Co. sold Jen-Coat, its coating and laminating division, for about \$100,000,000 in cash to an investment firm, Cravey Green & Whalen and Jen-Coat's management.

In Sept. 2000, Co. sold Jen-Coat, the extrusion coating and laminating business unit of ABP for \$110,600,000 ("Jen-Coat").

In Jan. 2001, Co. acquired Communigraphics, Inc.

On Feb. 22, 2002, Co. sold Curtis 1000 Inc. to Curtis Acquisition Corp. in a transaction valued at \$40,000,000.

On May 22, 2002, Co. sold its Mail-Well Label division for an undisclosed amount to Renaissance Mark.

In Aug. 2002, Co. acquired the in-house printing and fulfillment operations of American Express Company, located in Minneapolis, MN, for \$1,300,000. This acquisition has been accounted for as a purchase.

On Aug. 8, 2002, Co. sold its filing products division to International Filing Company, LLC, for an undisclosed amount.

On Mar. 17, 2003, Co. sold certain facilities comprising a portion of its Digital Graphics Division for an undisclosed amount.

In July 2004, Co. purchased the stock of Valco Graphics, Inc., a commercial printing company with annual sales of approx. \$18,000,000 located in Seattle, Washington, for \$9,600,000.

In Aug. 2004, Co. purchased the assets of WWP Property Management, Inc., a commercial printing with annual sales of approximately \$14,000,000. The purchase price was \$2,800,000.

On Aug. 27, 2004, Co. acquired Waller Press.

In May 2005, Co. acquired Digidel, Inc. for \$3,600,000.

On Mar. 31, 2006, Co. disposed a leading manufacturer of a broad range of stock and custom envelopes and related products for approximately \$190,000,000.



On July 12, 2006, Co. acquired Rx Label Technology Corporation, a portfolio company of Pfingsten Partners, LLC and Hilco Equity Partners, L.P., in an all cash transaction.

On Dec. 27, 2006, Co. acquired Cadmus Communications Corp. for \$235,900,000 in cash.

On Feb. 12, 2007, Co. acquired Printegra Corporation.

On July 9, 2007, Co. completed its previously announced purchase of Los Angeles based Madison/Graham ColorGraphics, Inc., one of the largest printers in the western United States.

On Aug. 30, 2007, Co. acquired all of the outstanding capital stock of Commercial Envelope Manufacturing Co., Inc.

On Mar. 31, 2008, Co. acquired Rex Corporation (Rex), of Jacksonville, FL. Terms of the acquisition were not disclosed.

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## Business Summary

Cenveo provides print and visual communications services, from design to fulfillment. Co. operates in two operating segments: envelopes, forms and labels, and commercial printing. Co.'s services and products include envelopes, forms and labels, packaging, business documents and commercial printing, provided through production, fulfillment and distribution facilities throughout North America. Co.'s envelopes, forms and labels segment operates manufacturing facilities and engages in the manufacturing and printing of customized envelopes for billing and remittance and direct mail advertising. This segment also produces business forms and labels, custom and stock envelopes, and mailers.

## Financial Highlights (In USD as of 12/31/2007)

Total Revenue	2,046,716,000
EBITDA	190,860,000
Operating Income	137,550,000
Net Income	40,781,000
Total Assets	2,002,722,000
Current Assets	596,782,000
Total Liabilities	1,903,396,000
Current Liabilities	310,917,000
Long Term Debt	1,425,885,000
Stockholders' Equity	99,326,000

## Key Executives

Robert G. Burton Sr. - Chief Executive Officer  
Mark S. Hiltwein - Chief Financial Officer

## Principal Offices

One Canterbury Green  
201 Broad Street  
Stamford, CT 06901 United States

## Auditor

Grant Thornton

Phone: 203 595-3000  
Fax: 203 595-3071

## Pricing Information

Ticker: CVO

Exchange: NYS

Closing Price As of 11/6/2008 3.96

	Weeks Ending 10/31/2008	10/24/2008	10/17/2008	10/10/2008
Open Price	3.55	5.02	5.10	6.26
High Price	4.83	5.02	5.10	6.26
Low Price	3.55	4.06	4.31	4.71
Last Price	4.83	4.06	4.65	4.71
Total Volume	2,391,356	1,669,742	2,927,975	4,850,753
30 day volume average	566,386.83	590,071.61	700,999.22	680,029.78
52-Week Range	3.55 - 21.13			

## Financial Highlights as of 12/31/2007

### Financial Summary (In USD as of 12/31/2007)

Total Revenue	2,046,716,000
EBITDA	190,860,000
Operating Income	137,550,000
Net Income	40,781,000
Total Assets	2,002,722,000
Current Assets	596,782,000
Total Liabilities	1,903,396,000
Current Liabilities	310,917,000
Long Term Debt	1,425,885,000
Stockholders' Equity	99,326,000

### Profitability Ratios

ROA % (Net)	2.71
ROE % (Net)	50.64
ROI % (Operating)	12.06
EBITDA Margin %	9.33
Calculated Tax Rate %	29.22
Revenue per Employee	191,282.00

### Liquidity Indicators

Quick Ratio	1.16
Current Ratio	1.92
Net Current Assets % TA	14.27

### Debt Management

LT Debt to Equity	14.36
Total Debt to Equity	14.54
Interest Coverage	1.50

**Asset Management**

Total Asset Turnover	1.36
Receivables Turnover	7.12
Inventory Turnover	16.03
Accounts Payable Turnover	14.54
Accrued Expenses Turnover	17.75
Property Plant & Equip Turnover	6.02
Cash & Equivalents Turnover	154.82

**Stock Price and Valuation**

(Data as of 11/06/2008)

Market Cap (mil)	215
Shares Outstanding (000's)	54,192
52-Week Range	3.55 - 21.96
7-Day Average Closing Price	4.55
30-Day Average Closing Price	4.58
200-Day Average Closing Price	9.01
Dividend Per Share (TTM)	0.00
PE Ratio	7.62
Earnings Per Share (TTM)	0.52
Last Price	3.96
Last Day Range	3.82 - 4.91

**Property**

Co. maintains its principal executive offices in Stamford, Connecticut, occupying a leased space of 46,474 sq. ft.

Co. occupies approximately 78 printing and manufacturing facilities, primarily in North America, of which 26 are owned and 52 are leased. In addition to on-site storage at these facilities, Co. stores products in seven warehouses, all of which are leased, and Co. has five sales offices.

***All subsidiaries are wholly-owned unless otherwise indicated*****Subsidiaries**

<b>Company</b>	<b>% Owned</b>	<b>Country</b>
American Graphics, Inc.	-	-
Berlin & Jones Co., LLC	-	-
Cadmus Delaware, Inc.	-	-
Cadmus Direct Marketing, Inc.	-	-
Cadmus Financial Distribution, Inc.	-	-
Cadmus Government Publications Services, Inc.	-	-
Cadmus Hong Kong Limited	-	-
Cadmus Interactive, Inc.	-	-

Cadmus International Holdings, Inc.	-	-
Cadmus Investments, LLC	-	-
Cadmus Journal Services, Inc.	-	-
Cadmus KnowledgeWorks International Ltd.	-	Mauritius
Cadmus Marketing Group, Inc.	-	-
Cadmus Marketing UK Limited	-	United Kingdom
Cadmus Marketing, Inc.	-	-
Cadmus Packaging Company Limited	-	Thailand
Cadmus Packaging Private Limited	-	India
Cadmus Printing Group Inc.	-	-
Cadmus Technology Solutions, Inc.	-	-
Cadmus UK, Inc.	-	-
Cadmus/OT <sup>TM</sup> Keefe Marketing, Inc.	-	-
CDMS Management, LLC	-	-
Cenvéo Alberta Finance, LP	-	-
Cenvéo CEM, Inc.	-	-
Cenvéo CEM, LLC	-	-
Cenvéo Commercial Ohio, LLC	-	-
Cenvéo Corporation	-	-
Cenvéo Government Printing, Inc.	-	-
Cenvéo McLaren Morris and Todd Company	-	-
Cenvéo MM&T Packaging Company	-	-
Cenvéo Omemee LLC	-	-
Cenvéo Resale Ohio, LLC	-	-
Cenvéo Services, LLC	-	-
CNMW Investments, Inc.	-	-
Colorhouse China, Inc.	-	-
Commercial Envelope Manufacturing Co., Inc.	-	-
Consolidated Converting Services, Inc.	-	-
CRX Holding, Inc.	-	-
CRX JV, LLC	-	-
Discount Labels, LLC	-	-
Expert Graphics, Inc.	-	-
Garamond/Pridemark Press, Inc.	-	-
Graphic Arts Center, Mexico, S.A. de C.V.	-	Mexico
Henrich Envelope, LLC	-	-
KnowledgeWorks Global Ltd.	-	India
Madison/Graham ColorGraphics Interstate Services, Inc.	-	-
Madison/Graham ColorGraphics, Inc.	-	-
MMTP Holdings, Inc.	-	-
Nova Scotia Company	-	-
Old TSI Inc.	-	-
PC Ink Corp.	-	-
Port City Press Inc.	-	-
Printegra Corporation	-	-
Rx JV Holding, Inc.	-	-
Rx Technology Corp.	-	-
Science Craftsman, Inc.	-	-
Vaughn Printers Incorporated	-	-
VSUB Holding Company	-	-
Washburn Graphics, Inc.	-	-

## Long Term Debt

Dec. 31, 2007, \$1,444,637,000 (including current portion of \$18,752,000) comprised of:

-- 01 -- \$715,100,000 term loan, due 2013.

-- 02 -- \$426,220,000 senior subordinated notes, bearing interest at rates ranging from 7 7/8% to 8 3/8%, due from 2013 through 2014.

-- 03 -- \$175,000,000 senior unsecured loan, due 2015.

-- 04 -- \$91,200,000 revolving credit facility, due 2012.

-- 05 -- \$37,117,000 other long-term debt. Of this debt, \$21,000,000 had variable interest rates with an average interest rate of 6.0%, while \$16,100,000 had an average fixed interest rate of 5.8%.

**Line of Credit:** As of Mar. 14, 2008, Co. had approximately \$80,500,000 available under its revolving credit facility. For details see below.

## Securitized Debt

**Mail-Well I Corp. 8.75% senior subord notes, series B, due 2008:**

AUTHORIZED -- \$300,000,000.

OUTSTANDING -- Dec. 31, 2002, \$300,000,000.

DATED -- Dec. 11, 1998.

DUE -- Dec. 15, 2008.

INTEREST -- J&D 15, to holders on record J&D 1 at 8.75%.

TRUSTEE-- State Street Bank & Trust Company

CALLABLE-- As a whole or in part any time on or after Dec.15, 2003, at the option of the company upon at least 30 but no more than 60 days notice to each Dec. 14 as follows:

thereafter at 100 plus accrued interest to the date of redemption. Also at any time beginning Dec. 15 2001, Co. may redeem up to 35% of original amount of notes at 108.75% from the proceeds one or public equity offering, provided that after any such redemption 65% remains outstanding.

SINKING FUND-- None

SECURITY-- Unsecured. Subordinated to all senior indebtedness of Co.

GUARANTEED -- By Mail-Well Inc.

CHANGE OF CONTROL-- In the event of a change of control each holder has the right to require Co to repurchase the notes at 101

plus accrued interest to the date of repurchase.

INDENTURED MODIFICATION-- Indenture may be modified except as provided with the consent of the holders not less than a majority of notes outstanding.

RIGHTS ON DEFAULT-- Trustee, or 25% of notes outstanding, may declare principal due and payable (30 days grace for payment of interest).

PURPOSE-- There will be no proceeds from the exchange offer.

OFFERED -- (\$300,000,000) on May 12, 1999 in exchange for 8.75% senior subord notes, due 2008, originally issued at 100 on Dec. 11, 1998 in a private placement thru Dnaldson Lufkin & Jenrette.

PRICE RANGE --

2004 104.375 2005 102.971 2006 101.458

High

Low

2002 2001 2000

92.50 89.13 95

34.00 70.00 70

**Mail-Well I Corp. 9.625% senior notes, series B, due 2012:**

AUTHORIZED -- \$350,000,000.

OUTSTANDING -- Dec. 31, 2002, \$350,000,000.

DATED -- Mar. 8, 2002.

DUE -- Mar. 15, 2012.

INTEREST -- M&S 15, to holders on record M&S 1 at 9.625%.

TRUSTEE -- State Street Bank & Trust Company.

DENOMINATION -- Fully registered, \$1,000 and integral multiples thereof.

CALLABLE -- As a whole or in part on or after Mar. 15, 2007 at the option of co., upon at least 30 but not more than 60 days notice, to each Mar 14 as follows:

and thereafter at 100% plus accrued interest to the date of redemption. Also prior to Mar. 15, 2005 Co may redeem up to 35% of notes at 109.625% with the proceeds of one or more equity offerings, provided that after any such redemption at least 65% of notes remains outstg.

SINKING FUND -- None.

CHANGE OF CONTROL -- In the event of a change of control each holder has the right to require Co to repurchase the notes at 101% plus accrued interest to the date of repurchase.

SECURITY -- Unsecured. Rank equally with all other senior unsecured indebtedness of Co..

GUARANTEED -- Unconditionally guaranteed by Mail Well, Inc. and certain current subsidiaries of Mail Well Corp.

INDENTURED MODIFICATION-- Indenture may be modified except as provided with the consent of the holders not less than a majority of notes outstanding.

RIGHTS ON DEFAULT-- Trustee, or 25% of notes outstanding, may declare principal due and payable (30 days grace for payment of interest).

PURPOSE -- Co will receive no proceeds from the exchange offer. Proceeds from the original issue will be used to repay a portion of senior debt, including over \$194 million of its secured term bank debt.

OFFERED -- (\$350,000,000) on Oct. 11, 2002 in exchange for 9.625% senior notes, due 2012 originally issued on Mar. 8, 2002 in a private placement.

PRICE RANGE --

High

Low

2008 104.813 2009 103.208 2010 101.604

2002

90.00

n/a

---

## Executives

### Officers

Robert G. Burton Sr. - Chief Executive Officer

Mark S. Hiltwein - Chief Financial Officer

Timothy Davis - General Counsel

Sean S. Sullivan - Division Officer

**Directors**

Robert G. Burton Sr. - Chairman

Gerald S. Armstrong -

Patrice M. Daniels -

Leonard C. Green -

Mark J. Griffin -

Robert B. Obernier -

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Microsoft OLE DB Provider for ODBC Drivers error '80040e37'

[MySQL][ODBC 5.1 Driver][mysqld-5.0.45-community-log]Table 'WELLS.Mer\_DividendPayments' doesn't exist

/include/SSF\_Headerinfo.inc, line 932



## **ATTACHMENT 8**

**Introducing Industrial  
Wholesalers & Distributors!**

**2006**

featuring the **mini-guide®**

published by

**Manufacturers' News, Inc.**  
the industrial information source since 1912



**JERSEY PRECAST CORP.**

ENGINEERING  
DESIGN

**A DISADVANTAGED/MINORITY  
BUSINESS ENTERPRISE (DBE/MBE)**

**CERTIFIED AGENCY APPROVED  
PRECAST CONCRETE CONSTRUCTOR**

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• N.J.T.A. • GSA • N.Y.T.W. • DLR.P.A.

1000 Somerset St., New Brunswick, NJ 08901  
P. O. Box 7443, North Brunswick, NJ 08902

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**E-Mail: jrjprecast@aol.com**

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## **William H. Brewster Jr., Inc.**

**[www.brewster-washers.com](http://www.brewster-washers.com)**

**Email: [sales@brewster-washers.com](mailto:sales@brewster-washers.com)**

**tel 973-227-1050**

**fax 973-227-2363**

**16 Kulick Road  
Fairfield, NJ 07004**

**Cape May —(cont.)**

Fax—(609) 884-0664  
www.lundsfish.com  
Email—jhruska@lundsfish.com  
Pres.—Jeffrey Reichle  
V-P., Sales & Mktg.—Dennis Dowe  
Plt. Mgr.—John Hruska  
SIC—2092; NAICS—311712; *Fish processing*  
Employs—200, Estab.—1956  
Sales—\$25Mil-\$50Mil (est)  
Distrib.—Intl.

**M B PRECISION MACHINING, INC.**

661 Rte. 9 (08204)  
**Phone—(609) 884-3510**  
National—(800) 884-3152  
Fax—(609) 884-3170  
GM—Don Carter  
SIC—3599; NAICS—332710;  
*Precision machining job shop*  
Employs—2  
Sales—under \$500,000 (est)  
Distrib.—Local  
AKA: Northeast Industrial

**MURPHY FENCE CO., INC.**

507 Seashore Rd. (08204)  
**Phone—(609) 886-1635**  
Fax—(609) 898-0880  
www.murphyfence.com  
Pres.—Ryan Litton  
CEO—Amy Litton  
Admn. Asst.—Kelly Linker  
SIC—2499; 3089; 3444; NAICS—321999; *Wooden, PVC & aluminum fencing & PVC railing*  
Employs—25, Estab.—1962  
Sales—under \$2.5Mil  
Distrib.—Local  
Privately owned corporation

**† NORTHEAST INDUSTRIAL & MARINE EQUIPMENT**

661 Rte. 9 (08204)  
**Phone—(609) 884-1721**  
Fax—(609) 884-3170  
Pres.—Don Carter  
SIC—5084; 5085 *Distributor of hydraulic equipment & supplies*  
Employs—8, Estab.—1993  
Distrib.—National

**OCEAN CREST PRINTING, INC.**

3305 Bayshore Rd., P.O. Box 947 (08204-0947)  
**Phone—(609) 898-8811**  
Fax—(609) 889-0291  
Email—ocean.crest@verizon.net  
Pres.—Bob Long  
Designer, Graphic—Liz Mestre  
SIC—2752; 2791; NAICS—323110; *Offset printing & typesetting*  
Employs—10, Estab.—1985  
Sales—\$1Mil-\$2.5Mil (est)  
Distrib.—Local  
Privately owned corporation

**ROSEMAN'S BOAT YARD & CHARTER**

5 Roseman Ln. (08204)  
**Phone—(609) 884-3370**  
Fax—(609) 884-3311  
Co-Pres.—Joan Roseman  
Co-Pres.—Don Wiscott  
SIC—3732; NAICS—336612; *Rebuilt boats*  
Employs—2, Estab.—1975  
Sales—under \$500,000  
Distrib.—Local

**SEA GEAR MARINE SUPPLY, INC.**

Rte. 109 & 4th Ave. (08204)  
**Phone—(609) 884-2711**  
National—(800) 627-4327  
Fax—(609) 884-8467  
www.seagearmarine.com  
Email—seagear@bellatlantic.net  
Pres., CFO—Chuck Barto  
Plt. Mgr.—Bruce Barto

Manager—Rob Randolph  
SIC—3496; NAICS—332618; *Wire rope & sling assembly*  
Employs—8, Estab.—1985  
Sales—under \$500,000  
25,000 sq ft site, Distrib.—National

**NEWENTRY****SIMMONS WELDING**

814 Weeks Landing Rd. (08204)  
**Phone—(609) 884-1915**  
Owner—George Simmons  
SIC—3599 *Welding job shop*  
Employs—2, Estab.—1973  
Sales—under \$500,000 (est)  
Distrib.—Local

**SNOW'S DOXSEE, INC.**

Div. of Castleberry's Food Co.  
994 Ocean Dr. (08204)  
**Phone—(609) 884-0440**  
Fax—(609) 898-2409  
www.castleberry.com  
V-P., GM—Steve Kowalski  
SIC—2091; NAICS—311421; *Canned clams, clam chowder, broths & soups; Brand name—Snow's; Doxsee; Hilton; Harris; American Original*  
Employs—135  
Sales—\$10Mil-\$25Mil  
79,000 sq ft site, Distrib.—National  
Limited Liability Company  
Parent co.—Castleberry's Food Co., Augusta, GA  
Phone—(706) 733-7765  
See Parent Co. Section for full profile.

**T M U, INC.**

910 Shunpike Rd. (08204-4321)  
**Phone—(609) 884-7656**  
Fax—(609) 884-0778  
www.tmuinc.com  
Email—tmu@comcast.net  
Pres.—Robert Bartle  
Plt. Mgr.—Mark Bartle  
Off. Mgr.—Donna Bartle  
SIC—3556; 3599; NAICS—333294; *Food processing machinery, precision machine parts & CNC production job shop*  
Employs—12, Estab.—1965  
Sales—\$1Mil-\$5Mil  
18,000 sq ft site, Distrib.—National  
Sole ownership

**W J R B, INC.**

709 Town Bank Rd. (08204)  
**Phone—(609) 884-1169**  
Fax—(609) 884-5131  
Pres.—Toby Craig  
V-P.—Darren Heffington  
Sales Rep.—Rona Craig  
SIC—2084; NAICS—312130; *Wines*  
Employs—5, Estab.—1995  
Sales—\$1Mil-\$2.5Mil (est)  
Distrib.—Local

**Cape May Court House**

(Cape May—S.E.—Pop. 4,704)

**ALANNA ANNE, INC.**

41 Pierces Point Rd. (08210)  
**Phone—(609) 465-3787**  
Fax—(609) 465-0701  
www.alannaanne.com  
Email—animagel@verizon.net  
Pres.—Ed Obropta  
Secy-Treas.—Anne Obropta  
SIC—2396; NAICS—323113; *Textile screen printing*  
Employs—2  
Sales—under \$500,000 (est)  
Distrib.—Local

**ALTERNATIVE GRAPHICS**

132 S. Rte. 47 (08210)  
**Phone—(609) 465-8799**  
Fax—(609) 465-4912

Owner—Daniel McMahon  
SIC—3993; 3089; 2396; NAICS—339950; *Interior & exterior signs & vinyl lettering*  
Employs—3, Estab.—1992  
Sales—under \$500,000  
1,000 sq ft site, Distrib.—Local

**NEWENTRY****BLUEWATER WELDING & FABRICATION, LLC**

663 Shunpike Rd. (08210)  
Mail addr: P.O. Box 1567, Wildwood (08260)  
**Phone—(609) 465-0680**  
National—(800) 709-0680  
Fax—(609) 465-0681  
www.bluewaterwelding.com  
Email—office@bluewaterwelding.com

Owner—Ed Myland  
SIC—3441 *Structural steel fabrication*  
Employs—6, Estab.—1998  
Sales—\$1Mil-\$2.5Mil (est)  
Distrib.—Regional  
Limited Liability Company

**CECIL B. DESIGN**

502 S. Main St. (08210)  
**Phone—(609) 465-7836**  
Owner—Cecil Bryan  
SIC—2396; NAICS—323113; *T-shirt screen printing*  
Employs—23, Estab.—1991  
Sales—over \$1Mil  
Distrib.—Intl.

**HEATHCOTES FENCE, LLC**

1870 Rte. 9 (08210)  
**Phone—(609) 624-0404**  
Pres.—Thomas Tozour  
SIC—2499; 3089; NAICS—332618; *Wood & vinyl fencing*  
Employs—5, Estab.—1988  
Sales—\$500,000-\$1Mil (est)  
Distrib.—Local

**NEWENTRY****J & R PRINTING, INC.**

301 S. Main St. (08210)  
**Phone—(609) 465-3530**  
Fax—(609) 465-3530  
Pres.—Jerry Gau  
SIC—2759 *Commercial printing*  
Employs—1, Estab.—1976  
Sales—under \$500,000  
Distrib.—Local  
Sole ownership

**JERSEY SHORE CABINETS**

515 Hagen Rd. (08210)  
**Phone—(609) 861-4115**  
Fax—(609) 861-4116  
Owner—John Morrissey  
SIC—2541; NAICS—337110; *Laminated countertops*  
Employs—1, Estab.—2001  
Sales—under \$500,000  
Distrib.—Local  
Sole ownership

**LONESOME GEORGE EMBROIDERY**

117 Springers Mill Rd. (08210)  
**Phone—(609) 465-0023**  
Owner—Jeff Rhile  
SIC—2395 *Embroidery*  
Employs—1, Estab.—2004  
Sales—under \$500,000 (est)  
Distrib.—Local

**MITCHELL WELDING & IRON WORKS, INC.**

7 Enterprise Dr. (08210)  
**Phone—(609) 465-7510**  
Fax—(609) 465-7337  
Email—kirmizu@eclipse.net  
Pres., CFO—William Mitchell  
V-P., Fin.—Harry A. Mitchell, Jr.

SIC—3441; 3499; NAICS—332312; *Structural steel & metal fabrication*  
Employs—8, Estab.—1949  
Sales—\$1Mil-\$2.5Mil  
13,000 sq ft site, Distrib.—Local  
Privately owned corporation

**RAY'S WELDING & FABRICATION, INC.**

50 Rte. 47 N. (08210)  
**Phone—(609) 465-3502**  
Pres.—Raymond Lindholm  
SIC—3499; NAICS—332999; *Metal fabrication*  
Employs—1, Estab.—1982  
Sales—under \$500,000  
4,500 sq ft site, Distrib.—Local  
Privately owned corporation

**SHOEMAKER'S AUTOMOTIVE MACHINE**

176 Kings Hwy. (08210)  
**Phone—(609) 624-0847**  
Fax—(609) 624-0655  
Owner—Doug Shoemaker  
SIC—3714; 3519; NAICS—336399; *Rebuilt automotive engines*  
Employs—1, Estab.—1979  
Sales—under \$500,000 (est)  
Distrib.—Regional

**SHROP'S SHOP**

1254 S. Rte. 9 (08210)  
**Phone—(609) 465-1640**  
Owner—Bill Shropshire  
SIC—3312; NAICS—331111; *Steel fabrication*  
Employs—1, Estab.—1977  
Sales—under \$500,000  
Distrib.—Local

**NEWENTRY****THOMAS INSTRUMENTATION, INC.**

118 Kings Hwy. (08210)  
Mail addr: 133 Landing Rd., Clermont (08210)  
**Phone—(609) 624-7777**  
Fax—(609) 624-8863  
www.tiweb.net  
Email—info@tiweb.net  
Pur. Agt.—Missy Bock  
Sr. Techn.—Bill Riley  
SIC—3672 *Electronic circuit board assembly*  
Employs—15  
Sales—\$1Mil-\$2.5Mil (est)  
Distrib.—Regional  
Parent co.—Thomas Instrumentation, Inc.  
Clermont, NJ  
Phone—(609) 624-2630  
See Parent Co. Section for full profile.

**NEWENTRY****VINYL FACTORY**

113 School House Rd. (08210)  
**Phone—(609) 624-2825**  
Ptnr.—John Cox  
Ptnr.—Scott Shivers  
Off. Mgr.—Emily Cox  
SIC—3089 *Vinyl fences & deck railings*  
Employs—6  
Sales—\$500,000-\$1Mil (est)  
Distrib.—Regional

**Carlstadt**

(Bergen—N.E.—Pop. 5,917)

**ABCO SYSTEMS, INC.**

326 19th St. (07072)  
**Phone—(201) 507-0999**  
Fax—(201) 507-0534  
Pres.—Michael Weisberg  
SIC—3499; NAICS—332999; *Metal fabrication*  
Employs—6, Estab.—1985

**Carlstadt —(cont.)**

Sales—\$500,000-\$1Mil (est)  
Distrib.—Local  
Privately owned corporation

**ADVANTAGE PACKAGING TECHNOLOGIES, LLC**

508 Jefferson St. (07072)  
**Phone—(201) 842-9770**  
Fax—(201) 842-9771  
Ptnr.—Glenn Rice  
Ptnr.—Mike Kavanagh  
Ptnr.—Dave Christie  
SIC—3565; NAICS—333993;  
*Packaging machinery*  
Employs—8, Estab.—1999  
Sales—\$1Mil-\$2.5Mil (est)  
Distrib.—National  
Also see: Maguth & Son Machine Co., M. J., same loc.

**ALDINE TECHNOLOGIES INDUSTRIES, INC.**

100 Industrial Rd., P.O. Box 496 (07072)  
**Phone—(201) 935-1110**  
Fax—(201) 935-5695  
Email—getpg@cs.com  
Pres.—Peter Gould  
Fin. Mgr.—Vivian R. Raggo  
Prod. Mgr.—Walter Villacorta  
R & D Mgr.—Keith M. Schonbrun  
SIC—2211; 2676; NAICS—314999; *Woven & nonwoven lint-free wiping products*  
Employs—20, Estab.—1947  
Sales—\$1Mil-\$5Mil  
27,000 sq ft site, Distrib.—Intl.  
Privately owned corporation  
Also see: Copack International & High-Tech Converting, same loc.

**ALLIED ENVELOPE CO., INC.**

455 Washington Ave., P.O. Box 6506 (07072)  
**Phone—(201) 440-2000**  
Fax—(201) 507-8812  
www.nowallied.com  
Pres.—James Royer  
V-P., Sales—Jeff Miller  
V-P., E-Proc.—Chris Royer  
Plt. Mgr.—Bob Feldhann  
Off. Mgr.—Laurette Lambie  
SIC—2759; NAICS—323119;  
*Commercial printing*  
Employs—75, Estab.—1932  
65,000 sq ft site, Distrib.—National  
Privately owned sub-S corp.  
DBA: Allied Printing Resources

**AMERICAN HYGIENE INDUSTRIES, LLC**

456 Washington Ave. (07072)  
**Phone—(201) 372-9510**  
Fax—(201) 372-9511  
www.ahindustries.com  
Email—sales@ahindustries.com  
CEO—Raj Prakash  
Email—puja@ahindustries.com  
SIC—2676; NAICS—314999; *Wet wipes*  
Employs—20, Estab.—2001  
Sales—\$2.5Mil-\$5Mil  
Distrib.—Intl.

**AMERICAN MFG., INC.**

100 Amor Ave. (07072)  
Mail addr: 15 Edstan Dr., Moonachie (07074)  
**Phone—(201) 507-0805**  
Fax—(201) 507-0806  
Email—joe.raimondo@verizon.net  
Pres.—Joseph Raimondo  
SIC—3751; NAICS—336991;  
*Motorcycle replacement parts*  
Employs—25, Estab.—1970  
Sales—\$500,000-\$1Mil  
Distrib.—Intl.

**ANDRE/BOAS BOX CO.**

295 Veterans Blvd. (07072)  
**Phone—(877) 477-4777**  
Fax—(877) 477-0500  
Pres.—Clyde Brownstone  
V-P., Mfg.—Angelo Ligotti  
Hum. Res. Mgr.—Elsa Garcia  
Asst. Ops. Mgr.—Angie Hare  
SIC—2657; NAICS—339999;  
*Folding apparel & gift boxes*  
Employs—100  
Sales—\$10Mil-\$25Mil (est)

**ARCY MFG. CO., INC.**

575 Industrial Rd. (07072)  
**Phone—(201) 635-1910**  
Fax—(201) 635-1911  
www.arcy-mfg.com  
Email—bob@arcymfg.com  
Pres.—Bob Mattesky  
SIC—3053; NAICS—339991;  
*Gaskets*  
Employs—7, Estab.—1935  
Sales—over \$1Mil  
8,500 sq ft site, Distrib.—Intl.  
Publicly owned corporation

**ATLAS PLASTICS, INC.**

640 Dell Rd. (07072)  
**Phone—(201) 933-3030**  
Fax—(201) 933-2396  
www.flex-products.com  
Email—info@flex-products.com  
Pres.—Ed Friedhoff  
SIC—3089; NAICS—326199;  
*Plastic injection molding & extrusions*  
Employs—100  
Sales—\$1Mil-\$2.5Mil  
Distrib.—National  
Also see: Flex Products, Inc., same loc.

**† BAMBERGER CO., CLAUDE**

111 Paterson Plank Rd. (07072)  
**Phone—(201) 933-6262**  
Fax—(201) 933-8129  
Pres.—Claude Bamberger  
Off. Mgr.—Jeri Simmons  
SIC—5169 *Distributor of purging compounds for the plastic molding industry*  
Employs—4

**BASIC ADHESIVES, INC.**

316 20th St. (07072)  
**Phone—(201) 438-8181**  
National—(800) 394-9310  
Fax—(201) 438-1388  
www.basicadhesives.com  
Email—info@basicadhesives.com  
Mktg. Mgr.—Myrna Block  
Plt. Mgr.—Doo Merhai  
SIC—2891; NAICS—325520;  
*Adhesives & coatings*  
Employs—75, Estab.—1963  
Sales—\$16Mil  
50,000 sq ft site, Distrib.—Intl.  
Parent co.—Basic Adhesives, Inc.  
Brooklyn, NY  
Phone—(718) 497-5200  
See Parent Co. Section for full profile.

**BERLIN & JONES CO., LLC**

Div. of Commercial Envelope Mfg. Co., Inc.  
510 Commercial Ave. (07072)  
**Phone—(201) 933-5900**  
National—(800) 634-6686  
Fax—(201) 933-4242  
www.berlinjones.com  
Email—service@berlinjones.com  
V-P., Mfg.—Daniel Moran  
V-P.—Richard B. Lipman  
Email—rlipman@berlinjones.com  
SIC—2677; NAICS—322232;  
*Envelopes*  
Employs—100, Estab.—1843  
85,000 sq ft site, Distrib.—National  
Limited Liability Company

Parent co.—Commercial Envelope Mfg. Co., Inc., Deer Park, NY  
Phone—(631) 242-2500  
See Parent Co. Section for full profile.

**BETA PLASTICS CORP.**

Div. of Alpha Industries Corp.  
120 Amor Ave. (07072)  
Mail addr: P.O. Box 808, Lyndhurst (07071)  
**Phone—(201) 933-1400**  
National—(800) 327-0672  
Fax—(201) 933-0089  
www.alpha-industries.com  
Email—info@alpha-industries.com  
Pres.—Alfred Teo  
Plt. Mgr.—Roland Teo  
Admin. Asst.—Tonya Silver  
SIC—2673; NAICS—326111;  
*Plastic bags*  
Employs—100  
Sales—\$10Mil-\$25Mil  
Distrib.—National  
Parent co.—Alpha Industries Corp.  
Lyndhurst, NJ  
Phone—(201) 933-6000  
See Parent Co. Section for full profile.

**BETA SCREEN CORP.**

707 Commercial Ave. (07072)  
**Phone—(201) 939-2400**  
Fax—(201) 939-7656  
www.betascreen.com  
Email—info@betascreen.com  
Pres.—Arnold Serchuk  
GM—Klaus Wandschneider  
Fin. Mgr.—Sandy M. Titsch  
MIS Mgr.—Larry Goldberg  
SIC—3827; 3861; NAICS—333314; *Microscopes & prepress quality control equipment*  
Employs—9  
Sales—\$2Mil  
20,000 sq ft site, Distrib.—Intl.

**BOWNE DIGITAL SOLUTIONS**

Div. of Bowne & Co., Inc.  
800 Central Blvd. (07072)  
**Phone—(201) 933-5656**  
National—(800) 223-3103  
Fax—(201) 271-2070  
www.bowne.com  
Email—gill.rosta@bowne.com  
Off. Mgr.—Gill Rosta  
SIC—2759; NAICS—323119;  
*Commercial printing*  
Employs—80, Estab.—1730  
Sales—\$10Mil-\$25Mil (est)  
Distrib.—Intl.  
Parent co.—Bowne & Co., Inc.  
New York, NY  
Phone—(212) 924-5500  
See Parent Co. Section for full profile.

**BRUNSON INSTRUMENT CO.**

800-B Central Blvd. (07072)  
**Phone—(201) 935-5110**  
National—(800) 242-7141  
Fax—(201) 935-1647  
www.brunson.us  
Email—info@brunson.us  
GM & MIS Mgr.—Norman Gray  
SIC—3827; 3829; NAICS—333315; *Electro-optical measuring devices*  
Employs—8, Estab.—1985  
Sales—\$1Mil-\$5Mil  
11,000 sq ft site, Distrib.—Intl.  
Publicly owned corporation  
Parent co.—Brunson Instrument Co., Kansas City, MO  
Phone—(816) 483-3187  
See Parent Co. Section for full profile.

**BURGER MAKER, INC.**

666 16th St. (07072)  
**Phone—(201) 939-4747**  
Fax—(201) 939-1965  
www.burgermaker.com  
Email—jschweid@burgermaker.com  
Pres.—David Schweid

V-P.—Jamie Schweid  
GM—Brian Daly  
Sales Mgr.—Dick Berman  
Bookkeeper—Waleska Ferrera  
SIC—2011; NAICS—311612; *Beef packing & processing*  
Employs—100, Estab.—1975  
Distrib.—Regional  
Privately owned corporation

**C & R PRINTING, INC.**

245 E. Paterson Plank Rd. (07072)  
**Phone—(201) 933-8000**  
Fax—(201) 933-8758  
GM—Dave Charizio  
SIC—2752; NAICS—323110;  
*Offset printing*  
Employs—10, Estab.—1964  
Sales—\$1Mil-\$2.5Mil (est)  
Distrib.—Regional

**CTA MFG. CORP.**

263 Veterans Blvd. (07072)  
**Phone—(201) 896-1000**  
Fax—(201) 896-0529  
Email—ctatools@aol.com  
Pres.—Michael Borghard  
V-P.—Karen Borghard  
Ops. Mgr.—Jamie Rubel  
Cust. Serv. Mgr.—Arlene Belli  
SIC—3089; NAICS—326199;  
*Handtools*  
Employs—40  
25,000 sq ft site, Distrib.—Intl.  
Privately owned corporation

**CANTAR/ POLYAIR CORP.**

Div. of Cantar/ Polyair Canada Ltd.  
495 Meadow Ln. (07072)  
**Phone—(201) 804-1700**  
National—(800) 631-0281  
Fax—(201) 804-1710  
www.polyair.com  
Email—marketing@polyair.com  
Plt. Mgr.—Joe Hickey  
Pers. Mgr.—Carol Seeley  
Sales & Mktg. Mgr.—Jim Brennan  
SIC—3089; 2673; 3069; 2677;  
NAICS—326199; *Packaging materials, including bubble wrap, mailers & foam packaging*  
Employs—60, Estab.—1968  
Sales—\$10Mil-\$20Mil  
40,000 sq ft site  
Parent co.—Cantar/ Polyair Canada Ltd.  
Phone—(416) 679-6600  
See Parent Co. Section for full profile.

**CAPCO SPORTSWEAR, INC. (H Q)**

341 Michele Pl. (07072)  
**Phone—(201) 939-9228**  
National—(800) 322-7267  
Fax—(201) 939-8858  
www.kccaps.com  
Email—neilk@kccaps.com  
Manager—Neil Kirschner  
SIC—2353; 2329 *Corporate headquarters; baseball caps & golf shirts (mfg. done overseas); Brand name—KC Caps; Head Shots; KC Sport; NuFit*  
Employs—10, Estab.—1987  
Sales—\$30Mil  
28,000 sq ft site, Distrib.—Intl.  
AKA: KC Caps

**CARNEGIE DELI, INC.**

605 Washington Ave. (07072)  
**Phone—(201) 507-5557**  
National—(877) 898-3354  
Fax—(201) 507-5854  
Pres., GM—Jeff Jensen  
SIC—2013; NAICS—333294; *Deli products*  
Employs—20, Estab.—1930  
Sales—\$5Mil-\$10Mil (est)  
Distrib.—National  
Privately owned corporation

**Carlstadt —(cont.)****CARPENTER CERTECH**

179 Commerce Rd. (07072)  
**Phone—(201) 804-1800**  
 Fax—(201) 804-4742  
 www.cartech.com  
 Plt. Mgr.—Chris Rade  
 Hum. Res. Mgr.—Martin Sanchez  
 SIC—3264 Ferrite cores  
 Employs—60  
 Sales—\$5Mil-\$10Mil (est)  
 38,000 sq ft site, Distrib.—Intl.  
 Parent co.—Carpenter Certtech  
 Wood Ridge, NJ  
 Phone—(201) 939-7400  
 See Parent Co. Section for full profile.

**CERTIFIED BAKERY, INC.**

20 Universal Pl. (07072)  
**Phone—(201) 635-9245**  
 Fax—(201) 635-9249  
 www.certifiedbakery.com  
 Email—certifiedbakery@earthlink.net  
 Pres.—Sam Grunfeld  
 Sales Mgr.—Ron Grunfeld  
 SIC—2051; NAICS—311812;  
*Breads & rolls*  
 Employs—75  
 Sales—\$5Mil-\$10Mil  
 Distrib.—National

**CHERIDAN REALTY, LLC**

178 Commerce Rd. (07072)  
 Mail addr: P.O. Box 400, Totowa  
 (07511-0400)  
**Phone—(201) 410-7200**  
 Fax—(973) 720-1114  
 Pres.—Danny H. Schulman  
 Fin. Mgr.—Jeffrey Schulman  
 Prodn. Mgr.—George Johnson  
 SIC—3949; NAICS—339920;  
*Sports & athletic equipment*  
 Employs—30, Estab.—1961  
 Sales—\$1Mil-\$5Mil  
 33,000 sq ft site

**CITROIL ENTERPRISES, INC.**

444 Washington Ave. (07072-2806)  
**Phone—(201) 933-8405**  
 Fax—(201) 933-8217  
 Email—egrosinger@citroil.com  
 Pres.—Vivian Glueck  
 CFO—Reid Rhodes  
 Admn. Asst.—Lisa Sculco  
 SIC—2087; NAICS—311930;  
*Citrus flavoring*  
 Employs—13, Estab.—1968  
 18,000 sq ft site, Distrib.—Intl.  
 Also see: East Coast Flavors, Inc.,  
 same loc.

**CLINTON INDUSTRIES, INC.**

700 Washington Ave. (07072)  
**Phone—(201) 935-4242**  
 Fax—(201) 935-3615  
 www.clintonind.com  
 Email—general@clintonind.com  
 V-P.—Larry Paricio  
 Sales Mgr.—Hajdar Hoxholli  
 R & D Mgr.—Kirk Campbell  
 SIC—3552 Industrial sewing  
*machine attachments*  
 Employs—30, Estab.—1954  
 Sales—\$5Mil-\$10Mil  
 26,000 sq ft site, Distrib.—Regional  
 Sole ownership

**COLORA HENNA**

217 Washington Ave. (07072)  
**Phone—(201) 939-0969**  
 Fax—(201) 939-0516  
 Pres.—Esther Benattar  
 V-P.—Nisso Benattar  
 SIC—2844; NAICS—325620; *Hair  
 coloring preparations*  
 Employs—9, Estab.—1968  
 Sales—\$1Mil-\$2Mil  
 10,000 sq ft site, Distrib.—Intl.

**COMPONENTS & CONTROLS, INC.**

495 Washington Ave., P.O. Box 437  
 (07072-0437)  
**Phone—(201) 438-9190**  
 Fax—(201) 438-3356  
 www.componentsandcontrols.com  
 Email—jorlando@  
 componentsandcontrols.com  
 Pres., CEO—Jerry Orlando  
 SIC—3599; NAICS—332999;  
*Flexible metal hoses*  
 Employs—13, Estab.—1972  
 Sales—\$1Mil-\$5Mil  
 11,000 sq ft site, Distrib.—Local  
 Privately owned corporation

**COMPU-PAK, INC.**

325 Veterans Blvd. (07072)  
**Phone—(201) 507-0660**  
 Fax—(201) 507-0994  
 www.compu-pak.com  
 Email—cpak325@aol.com  
 Pres., MIS Mgr.—R. Esposito  
 V-P.—Rick Esposito  
 Cust. Serv. & Sales Mgr.—Janice  
 Robertson  
 SIC—2789; 3544; NAICS—  
 333514; *Packaging fulfillment, die  
 cutting & glueing*  
 Employs—35, Estab.—1988  
 Sales—\$2Mil-\$3Mil  
 22,500 sq ft site, Distrib.—Local  
 Privately owned sub-S corp.

**COORDINATED METALS CO., INC.**

626 16th St. (07072)  
**Phone—(201) 460-7280**  
 Fax—(201) 460-1821  
 Email—sales@cmi-metals.com  
 Pres.—Frank Grippi  
 V-P.—Frank Casucci  
 Fin. & MIS Mgr.—Scott Eisenberg  
 Bookkeeper—Christina Murray  
 SIC—3446; NAICS—332323;  
*Architectural & ornamental metal  
 work*  
 Employs—52  
 Sales—\$12Mil-\$15Mil  
 35754 sq ft site, Distrib.—Local  
 Privately owned sub-S corp.

**COPACK INTERNATIONAL**

100 Industrial Rd., P.O. Box 496  
 (07072)  
**Phone—(201) 935-6020**  
 (201) 935-1110  
 Fax—(201) 935-5695  
 Email—copackintl@cs.com  
 Pres.—Peter Gould  
 Prodn. Mgr.—Sal Sabena  
 Qual. Assur. Mgr.—Keith M.  
 Schonbrun  
 SIC—3089; 3565; NAICS—  
 333993; *Packaging machinery &  
 contract packaging*  
 Employs—100, Estab.—1992  
 Sales—\$1Mil-\$5Mil  
 38,000 sq ft site, Distrib.—Intl.  
 Privately owned corporation  
 Also see: Aldine Technologies  
 Industries, Inc. & High-Tech  
 Converting, same loc.

**COSMETIC COATINGS, INC.**

219 Broad St., P.O. Box 95 (07072)  
**Phone—(201) 438-7150**  
 Fax—(201) 438-7568  
 Pres.—Richard Gottesman  
 SIC—2844; NAICS—325620; *Nail  
 polish*  
 Employs—20, Estab.—1991  
 Sales—\$5Mil-\$10Mil  
 Distrib.—Local  
 Privately owned corporation

**CUTTING TECHNIQUES, INC.**

651 Industrial Rd. (07072)  
**Phone—(201) 438-2222**  
 Fax—(201) 438-5151  
 www.cticando.com  
 Email—make@cticando.com

Pres.—Ron Radomski  
 SIC—3599; NAICS—332710;  
*General machining job shop,  
 including abrasive waterjet  
 cutting, wire EDM & CNC  
 machining*  
 Employs—6, Estab.—1995  
 Sales—over \$1Mil  
 6,000 sq ft site, Distrib.—Local  
 Privately owned sub-S corp.

**DATA COMMUNIQUE  
INTERNATIONAL**

330 Washington Ave. (07072)  
**Phone—(201) 508-6000**  
 National—(800) 538-1957  
 Fax—(201) 438-7326  
 www.datacom-usa.com  
 Email—dkingsley@datacom-usa.com  
 CEO—David Curran  
 Plt. Mgr.—Joe Sciaraffo  
 SIC—2759; 2752; 2791; NAICS—  
 323119; *Commercial, digital &  
 financial printing, color  
 separations & electronic prepress*  
 Employs—175  
 Sales—\$25Mil-\$50Mil (est)  
 Distrib.—Intl.

**DECAL INFORMATION SYSTEMS**

171 Commerce Rd. (07072-0386)  
**Phone—(973) 746-8086**  
 Fax—(973) 783-7160  
 www.decalfinfo.com  
 Email—decalfinfo@aol.com  
 Pres.—Nancy Matturri  
 SIC—2752; NAICS—323113;  
*Truck decals*  
 Employs—50, Estab.—1985  
 Sales—\$1Mil-\$5Mil  
 30,000 sq ft site, Distrib.—National

**DELTA MACHINE WORK, INC.**

257 Division Ave. (07072)  
**Phone—(201) 935-7474**  
 Fax—(201) 935-5577  
 Pres., R & D Mgr.—Michael Alpos  
 Fin. Mgr.—Maria Alpos  
 MIS & Opers. Mgr.—John Marshall  
 SIC—3599; NAICS—332710;  
*General machining job shop*  
 Employs—3, Estab.—1981  
 Sales—under \$500,000  
 3,000 sq ft site, Distrib.—Regional

**DESIGN DISPLAY GROUP, INC.**

105 Amor Ave. (07072)  
**Phone—(201) 438-6000**  
 Fax—(201) 438-5599  
 www.designdisplaygroup.com  
 Email—sales@designdisplaygroup.com  
 Pres., CEO—Andrew Freedman  
 Fin. Mgr.—John Fiorino  
 COO—Wayne Price  
 V-P., Mfg.—Carmine D'Agosto  
 V-P., Pur.—Harvinder Bedi  
 V-P., Engrg.—Jonathon Loew  
 SIC—3993; NAICS—337215;  
*Point-of-purchase displays*  
 Employs—150, Estab.—1985  
 Sales—\$15Mil-\$18Mil  
 80,000 sq ft site, Distrib.—Intl.

**DESIGNER SIGN SYSTEMS**

352 Washington Ave. (07072)  
**Phone—(201) 939-5577**  
 Fax—(201) 939-7043  
 www.designersignsystems.net  
 Email—sales@  
 designersignsystems.net  
 Pres.—Judith Barbieri  
 Sr. V-P.—Anthony J. Barbieri  
 SIC—3993; NAICS—339950;  
*Healthcare, educational,  
 corporate, institutional, municipal  
 & residential sign systems*  
 Employs—11, Estab.—1979

**DESIGNER SIGN SYSTEMS**

352 Washington Ave. (07072)  
**Phone—(201) 939-5577**  
 Fax—(201) 939-7043  
 www.designersignsystems.net  
 Email—sales@  
 designersignsystems.net  
 Pres.—Judith Barbieri  
 Sr. V-P.—Anthony J. Barbieri  
 SIC—3993; NAICS—339950;  
*Healthcare, educational,  
 corporate, institutional, municipal  
 & residential sign systems*  
 Employs—11, Estab.—1979

Sales—\$2Mil-\$2.5Mil  
 10,000 sq ft site, Distrib.—National  
 Privately owned corporation

**DUREY LIBBY EDIBLE NUTS, INC.**

100 Industrial Rd. (07072)  
**Phone—(201) 939-2775**  
 National—(800) 332-6887  
 Fax—(201) 939-0386  
 Email—billythenutman@msn.com  
 Pres.—Wendy Dicker  
 V-P.—William Dicker  
 SIC—2068; NAICS—311911;  
*Kosher dry & oil roasted nuts &  
 seeds; Brand name—Snack  
 Shack*  
 Employs—20, Estab.—1950  
 Sales—\$1Mil-\$5Mil  
 30,000 sq ft site, Distrib.—National  
 Privately owned corporation

**EAST COAST FLAVORS, INC.**

444 Washington Ave. (07072-2806)  
**Phone—(201) 933-0299**  
 Fax—(201) 933-8217  
 Email—egrosinger@citroil.com  
 Pres.—Vivian Glueck  
 CFO—Reid Rhodes  
 SIC—2087; NAICS—311930;  
*Flavorings*  
 Employs—2, Estab.—1964  
 Distrib.—Intl.  
 Also see: Citroil Enterprises, Inc.,  
 same loc.

**EISEN BROTHERS**

462 Barell Ave. (07072-2810)  
**Phone—(201) 939-7800**  
 Fax—(201) 935-3352  
 www.eisen.com  
 Email—eisen@epix.net  
 Pres., CEO—Louis Eisen  
 V-P., Mktg.—Kenneth Eisen  
 SIC—3499; NAICS—332999;  
*Metal fabrication*  
 Employs—50, Estab.—1911  
 Sales—\$5Mil-\$10Mil  
 Distrib.—Local  
 Privately owned corporation

**ENCORE DIE CUTTING & FINISHING,  
INC.**

111 Kero Rd. (07072)  
**Phone—(201) 896-6633**  
 Fax—(201) 896-9355  
 Pres.—Eric Guiller  
 SIC—2621; NAICS—322299;  
*Paper folders & displays*  
 Employs—20, Estab.—1997  
 Sales—\$5Mil-\$10Mil (est)  
 Distrib.—National  
 Privately owned corporation

**FANTIS FOODS, INC.**

60 Triangle Blvd. (07072)  
**Phone—(201) 933-6200**  
 National—(800) 367-3382  
 Fax—(201) 933-8797  
 www.fantisfoods.com  
 Email—info@fantisfoods.com  
 Pres.—George Makris  
 V-P.—Steve Makris  
 GM—Bill Pelakarnos  
 Sales & Mktg. Mgr.—Tom Zeortos  
 SIC—5149; 5181; 5182; 5143  
*Distributor of Greek food  
 products & beverages, including  
 cheese, olive oil, pasta, bakery  
 items, beer, wine & coffee*  
 Employs—35  
 Distrib.—National

**FERRUM INDUSTRIES, INC.**

435 Meadow Ln. (07072)  
**Phone—(201) 935-1220**  
 Fax—(201) 935-1824  
 Email—rwolfin@textol.com  
 V-P.—Richard Wolfin  
 V-P.—Lawrence Wolfin  
 SIC—3451; NAICS—332710;  
*Screw machine products*  
 Employs—10, Estab.—1950

**Carlstadt—(cont.)**

Sales—\$1Mil-\$5Mil  
Distrib.—National  
Privately owned corporation

**FLEX PRODUCTS, INC.**

640 Dell Rd. (07072)  
**Phone—(201) 933-3030**  
National—(800) 526-6273  
Fax—(201) 933-2396  
www.flex-products.com  
Email—christines@flex-products.com

Pres.—Ed Friedhoff  
V-P.—Bill Rooney  
Plt. & Pur. Mgr.—Chris Smolar  
SIC—3089; NAICS—326121;  
*Flexible plastic tubing & semi-rigid containers*  
Employs—90, Estab.—1946  
Sales—\$5Mil-\$10Mil  
65,000 sq ft site, Distrib.—Intl.  
Privately owned corporation  
Also see: Atlas Plastics, Inc., same loc.

**FRAY, LLC (H Q)**

875 Washington Ave. (07072)  
**Phone—(201) 440-8335**  
Fax—(201) 440-8036  
www.fraygirl.com  
Pres.—Robert Smith  
Off. Mgr.—Rupal Patel  
SIC—2339 Company  
*headquarters; women's clothing (mfg. done overseas)*  
Employs—10, Estab.—2001  
Sales—\$1Mil-\$2.5Mil (est)  
Distrib.—Intl.

**GENERAL VY-COAT, LLC**

109 Kero Rd. (07072)  
**Phone—(201) 939-4471**  
Fax—(201) 939-2845  
www.glowscape.com  
Pres.—Sol Chaimovits  
GM—Brian Linkevich  
Sales Mgr.—Lillian Ayala  
SIC—3089; 3086; NAICS—326199; *Vinyl coated products, specializing in photoluminescent materials for the safety & commercial industries*  
Employs—40, Estab.—1979  
80,000 sq ft site, Distrib.—Intl.  
Limited Liability Company

**GIFT BOX CORP. OF AMERICA**

305 Veterans Blvd. (07072)  
**Phone—(201) 933-9777**  
National—(800) 443-8269  
Fax—(201) 933-5316  
www.800giftbox.com  
Email—info@800giftbox.com  
Dir., Mktg.—Peter Shore  
SIC—2657; NAICS—322212;  
*Folding paperboard boxes*  
Employs—100, Estab.—1934  
Sales—\$30Mil  
Distrib.—National  
Sole ownership

**NEW ENTRY****GROBET FILE CO. OF AMERICA, INC. (H Q)**

750 Washington Ave. (07072)  
**Phone—(201) 939-6700**  
National—(800) 847-4188  
Fax—(201) 939-5067  
www.grobeta.com  
Email—email@grobeta.com  
Pres.—John Canzoneri  
GM—Dave Loftus  
Sales & Mktg. Mgr.—Kenneth H. Dahl  
Ops. Mgr.—George Cronin  
Plt. Mgr.—Dan Stearns  
SIC—3423 Corporate  
*headquarters; precision metal tools*

Employs—80, Estab.—1968  
Sales—\$10Mil-\$25Mil (est)  
Distrib.—National  
AKA: Grobet USA

**HACKENSACK STEEL CORP.**

645 Industrial Rd. (07072)  
**Phone—(201) 935-0090**  
Fax—(201) 935-4823  
Pres.—Tony Fasciano  
Proj. Mgr.—Mike Fasciano  
SIC—3446; 3441 *Structural steel stairs & railings*  
Employs—35, Estab.—1961  
Sales—\$1Mil-\$2.5Mil  
Distrib.—Local  
Privately owned corporation

**HARTIN PAINT & FILLER CORP.**

14th & Broad Sts. (07072)  
**Phone—(201) 438-3300**  
Fax—(201) 438-7568  
Pres.—Richard Gottesman  
SIC—2851; NAICS—325510;  
*Paints*  
Employs—20  
Sales—\$5Mil-\$10Mil (est)

**HEINZELMAN HEAT TREATING, LLC**

790 Washington Ave. (07072)  
**Phone—(201) 933-4800**  
Fax—(201) 933-2575  
www.heinzelmanht.com  
Email—heinzelmanht@heinzelmanht.com  
Pres.—Nick Bugliarello-Wondrich  
SIC—3398; NAICS—332811;  
*Metal heat treating*  
Employs—21, Estab.—1915  
Sales—\$1Mil-\$5Mil  
23,000 sq ft site, Distrib.—Regional  
Limited Liability Company  
ISO rating—9001:2

**HIGH-TECH CONVERTING**

100 Industrial Rd., P.O. Box 496 (07072)  
**Phone—(201) 935-1110**  
Fax—(201) 935-5695  
Email—getpg@cs.com  
Pres.—Peter Gould  
Pur. Agt.—Lou Lemba  
SIC—2679; 3089; NAICS—322121; *Paper converting & packaging*  
Employs—20, Estab.—1992  
Sales—\$1Mil-\$5Mil  
20,000 sq ft site, Distrib.—Intl.  
Sole ownership  
Also see: Aldine Technologies Industries, Inc. & Copack International, same loc.

**HOOLE MACHINE & ENGRAVING CORP.**

334 12th St. (07072)  
**Phone—(201) 933-7227**  
Pres.—Heinz Friedrich  
SIC—3479; NAICS—332812;  
*Metal engraving*  
Employs—1, Estab.—1832  
Sales—under \$500,000  
Distrib.—Regional  
Privately owned corporation

**IMPRESSIVE PRINTING, INC.**

313 10th St. (07072)  
**Phone—(201) 933-1650**  
Fax—(201) 933-1387  
Pres.—Robert Egan  
SIC—2759; NAICS—323119;  
*Commercial printing*  
Employs—2, Estab.—1989  
Distrib.—Local

**IMTECH GRAPHICS, INC.**

545 Dell Rd. (07072)  
**Phone—(201) 933-8002**  
Fax—(201) 804-0102  
www.imtechgraphics.com  
Email—imtech@imtechgraphics.com

Pres.—Gary Cordovano  
Prodn. Mgr.—Mike Vesia  
Hum. Res. Mgr.—Kevin Cordovano  
SIC—2791; NAICS—323122;  
*Electronic prepress, commercial printing & typesetting*  
Employs—100  
Sales—\$10Mil-\$25Mil  
30,000 sq ft site

**INNERSPACE TECHNOLOGY, INC.**

728 Garden St. (07072)  
**Phone—(201) 933-1600**  
Fax—(201) 933-7340  
www.innerspacetechnology.com  
Email—info@innerspacetechnology.com  
Dir., Sales & Mktg.—Steve Holowacz  
Dir., Engrg.—Jim Blockburger  
SIC—3812; NAICS—334511;  
*Nautical instruments*  
Employs—60, Estab.—1969  
Sales—\$1Mil-\$5Mil  
5,500 sq ft site, Distrib.—National  
Publicly owned corporation

**INTERNATIONAL COSMETICS MFR., INC.**

217 Washington Ave., Ste. A (07072)  
**Phone—(201) 507-9902**  
Fax—(201) 842-0406  
Pres.—Chuck Lee  
SIC—2844 *Cosmetics*  
Employs—20  
Sales—\$5Mil-\$10Mil (est)

**KISSLER & CO., INC.**

770 Central Blvd. (07072)  
**Phone—(201) 896-9600**  
Fax—(201) 896-9190  
www.kissler.com  
Email—sales@kissler.com  
Pres.—Barry Kissler  
V-P.—Glenn Kissler  
Sales Mgr., Natl.—Sean Kaplan  
SIC—3432; NAICS—332919;  
*Plumbing supplies*  
Employs—75, Estab.—1923  
Sales—\$10Mil-\$25Mil  
75,000 sq ft site, Distrib.—National  
Privately owned corporation

**NEW ENTRY****KNICKERBOCKER BED CO.**

770 Commercial Ave. (07072)  
**Phone—(201) 933-3100**  
Fax—(201) 933-6963  
Pres.—Milton Polevoy  
SIC—2514 *Metal bed frames*  
Employs—40  
Sales—\$2.5Mil-\$5Mil (est)

**KOHL & MADDEN PRINTING INK CORP.**

Div. of Sun Chemical Corp.  
651 Garden St. (07072)  
**Phone—(201) 939-8011**  
Fax—(201) 939-3673  
www.kohlmadden.com  
Email—morganc@kohlmadden.com  
Pres.—Mark Levin  
Dir., Mktg.—Craig Morgan  
Dir., Pur.—Luigi Ribauda  
Dir., Hum. Res.—Joseph Friesen  
SIC—2893; NAICS—323119;  
*Divisional headquarters & printing inks*  
Employs—25, Estab.—1906  
Sales—\$5Mil-\$10Mil  
Distrib.—National  
Parent co.—Sun Chemical Corp.  
Parsippany, NJ  
Phone—(973) 404-6000  
See Parent Co. Section for full profile.

**KRAZY KAT**

100 Triangle Blvd. (07072)  
**Phone—(201) 438-3399**

Fax—(201) 438-0097  
Owner—Lakneny Bansi  
SIC—2331; NAICS—315232;  
*Women's blouses*  
Employs—35, Estab.—1989  
Sales—\$2.5Mil-\$5Mil (est)  
Distrib.—National  
Privately owned corporation

**KROHN INDUSTRIES, INC.**

303 Veterans Blvd., P.O. Box 98 (07072)  
**Phone—(201) 933-9696**  
Fax—(201) 933-9684  
www.krohnindustries.com  
Pres.—John Krohn  
V-P.—Nicholas Krohn  
Plt. Mgr.—Alex Dominguez  
Admn. Asst.—Belinda Hunter  
SIC—3398 *Brazing alloys*  
Employs—17, Estab.—1937  
Sales—\$2.5Mil-\$5Mil (est)  
Distrib.—Local

**LAKELAND LABORATORY, INC.**

655 Washington Ave. (07072)  
**Phone—(201) 939-1122**  
National—(866) 271-5367  
Fax—(201) 939-3328  
www.rolcolabs.com  
Email—sales@rolcolabs.com  
Pres., MIS Mgr.—William Doviak  
V-P., Ops.—James Doviak  
V-P., Prodn.—Michael Twidle  
Secy-Treas., Fin. Mgr.—Dorothy E. Doviak  
SIC—2893; NAICS—325910;  
*Screen & gravure printing ink & coatings; Brand name—Alfa Ink; W.H. Kemp; Rolco Labs; Lustrgild; Permagild; Alumichrom; Aquagild; Aquasize*  
Employs—8, Estab.—1951  
Sales—\$1Mil-\$5Mil  
8,000 sq ft site, Distrib.—National  
Privately owned corporation

**MADA MEDICAL PRODUCTS, INC.**

625 Washington Ave. (07072)  
**Phone—(201) 460-0454**  
National—(800) 526-6370  
Fax—(201) 460-3509  
www.madamedical.com  
Email—jeffreyadam@madamedical.com  
V-P.—Jeffrey Adam  
Fin., MIS & Ops. Mgr.—Bob Chasmar  
SIC—3841; NAICS—339112;  
*Medical oxygen equipment*  
Employs—100, Estab.—1969  
40,000 sq ft site, Distrib.—Intl.

**MAGUTH MACHINE CO., M. J.**

508 Jefferson St. (07072)  
**Phone—(201) 939-4080**  
Fax—(201) 939-0595  
Owner & GM—Glenn Rice  
SIC—3599; NAICS—332710;  
*Precision machining job shop*  
Employs—2, Estab.—1926  
Sales—\$500,000-\$1Mil  
12,500 sq ft site, Distrib.—National  
Sole ownership  
Also see: Advantage Packaging Technologies, LLC, same loc.

**MANHATTAN PRODUCTS, INC.**

602 Washington Ave., Ste. A (07072)  
**Phone—(201) 804-9916**  
Fax—(201) 933-5193  
Pres.—Richard Yaffa  
SIC—2842; NAICS—325612;  
*Household cleaning supplies*

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**Carlstadt—(cont.)**

Employs—300, Estab.—1961  
Sales—\$55Mil  
300,000 sq ft site,  
Distrib.—National  
Privately owned sub-S corp.

**MAR-KAL PRODUCTS CORP.**

145 Commerce Rd. (07072)  
**Phone—(973) 783-7155**  
Fax—(973) 783-8706  
Email—mkdecal@aol.com  
Pres.—Hans F. Schmid  
SIC—2759; NAICS—323113;  
Decals  
Employs—35  
Sales—\$5Mil  
30,000 sq ft site, Distrib.—Local

**MARCOR DEVELOPMENT CORP.**

341 Michele Pl. (07072)  
**Phone—(201) 935-2111**  
Fax—(201) 935-5223  
www.marcordev.com  
Email—marcordev@aol.com  
Pres.—Charles Garbarini  
SIC—2844; 2099 Bulk  
microbiological & nutritional  
supplement ingredients  
Employs—16, Estab.—1984  
Sales—\$5Mil-\$10Mil (est)  
Distrib.—Intl.

**MASTER PRINTING, INC.**

445 Industrial Rd. (07072)  
**Phone—(201) 842-9100**  
Fax—(201) 842-9393  
Pres.—John Aresta  
SIC—2759; NAICS—323119;  
Commercial printing  
Employs—25, Estab.—1969  
Sales—\$2Mil-\$3Mil  
Distrib.—Local

**MEDIMEDIA USA, INC. (H Q)**

350 Starke Rd. (07072)  
**Phone—(201) 231-6200**  
(201) 231-6100  
www.medimedia.com  
Email—info@medimedia.com  
Pres., CEO—Steven Simcox  
V-P., Sales & Mktg.—Robert Varga  
V-P., Ops.—David Mettelle  
Cont.—Steve Fitzgerald  
Off. Mgr.—Mary Bacchia  
SIC—2721; 2741 Corporate  
headquarters; medical journal,  
book & newsletter publishing  
Employs—100  
Sales—\$5Mil-\$10Mil (est)

**MODERN SHOWCASE, INC.**

610 Commercial Ave. (07072)  
**Phone—(201) 935-2929**  
Fax—(201) 935-8339  
Email—modernsh@aol.com  
Pres.—John Kang  
SIC—2541; 2542; NAICS—  
337215; Metal & wooden store  
fixtures  
Employs—15, Estab.—1995  
Sales—over \$1Mil  
35,000 sq ft site, Distrib.—National

**NATALE MACHINE & TOOL CO., INC.**

339 13th St. (07072)  
**Phone—(201) 933-5500**  
National—(800) 883-8382  
Fax—(201) 933-8146  
Email—customerservice@circle-d.com  
Pres.—Dominick Natale  
V-P.—Lynn Natale  
GM—John Cocozzo  
SIC—3646; NAICS—335122;  
Industrial lighting fixtures; Brand  
name—Circle-D Lights  
Employs—10, Estab.—1947  
Sales—\$1Mil-\$5Mil  
15,000 sq ft site, Distrib.—National

**NATIONAL PAPER & ENVELOPE**

99 Kero Rd. (07072)  
**Phone—(201) 935-9400**  
Fax—(201) 935-6931  
Pres.—John Tachon  
GM—Steve Short  
SIC—2752; 2791; NAICS—  
323110; Offset printing &  
typesetting  
Employs—20  
Sales—\$1Mil-\$2.5Mil (est)  
Distrib.—Intl.

**NIGHT LINE, INC.**

575 Gotham Pkwy. (07072)  
**Phone—(201) 935-0441**  
Fax—(201) 935-6824  
GM—Edith Schiavo  
SIC—2759; 2752; NAICS—  
323119; Commercial & instant  
printing  
Employs—6, Estab.—1990  
Sales—\$1Mil-\$2.5Mil  
Distrib.—Local  
Privately owned corporation  
DBA: Sir Speedy Printing

**NMN CLOSET, INC.**

354 13th St. (07072)  
**Phone—(201) 964-0904**  
Fax—(201) 964-9622  
www.closetsbydesign.net  
Pres.—Norman Hultz  
SIC—2452 Wooden closets  
Employs—25  
Sales—\$2.5Mil-\$5Mil (est)  
Distrib.—Regional  
DBA: Closets By Design

**NOVUS FINE CHEMICALS, LLC**

426 Orchard St. (07072)  
**Phone—(201) 635-1333**  
Fax—(201) 635-1345  
www.novusfc.com  
Email—info@novusfc.com  
Pres.—Joseph V. Fusco  
V-P.—Amol Kulkarni  
Email—akulkarni@novusfc.com  
Dir., Qual. Control—Mike Libman  
Dir., Qual. Assur.—Angelo  
Seminario  
Fin. Mgr.—Brent Seguine  
Sales & Mktg. Mgr.—Joseph V.  
Fusco  
SIC—2899 Blended & mixed  
chemicals  
Employs—48, Estab.—2000  
Sales—\$10Mil-\$25Mil  
Distrib.—Intl.

**NEW ENTRY****ORCHARD YARN & THREAD CO., INC.**

135 Kero Rd. (07072)  
**Phone—(201) 804-3999**  
National—(800) 258-9276  
www.lionbrand.com  
Pres.—David Blumenthal  
COO—Dean Blumenthal  
Sales Mgr.—Ron Gordon  
SIC—2281 Corporate  
headquarters & wool yarn  
Employs—45  
Sales—\$5Mil-\$10Mil (est)  
Distrib.—Intl.  
AKA: Lion Brand Yarn Co.

**OXBERRY, LLC**

180 Broad St. (07072)  
**Phone—(201) 935-3000**  
Fax—(201) 935-0104  
www.oxberry.com  
Email—sales@oxberry.com  
Pres.—Alfred Thumim  
Email—alfred@oxberry.com  
Secy., Corp. Counsel—Anna  
Ferraro  
SIC—3861; NAICS—333315;  
Cameras & film scanners

Employs—12

Sales—\$1Mil-\$5Mil  
Distrib.—Intl.

**PAM INTERNATIONAL CO., INC.**

475 Barell Ave. (07072)  
**Phone—(201) 935-2666**  
Fax—(201) 964-0049  
GM—Tony De Maio  
SIC—2499; NAICS—321999;  
Wooden products  
Employs—13, Estab.—1997  
Sales—\$1Mil-\$2.5Mil  
Distrib.—Intl.  
Parent co.—PAM International Co.,  
Inc., Saddle Brook, NJ  
Phone—(201) 291-1200  
See Parent Co. Section for full profile.

**PAN TECHNOLOGY**

117 Moonachie Ave. (07072)  
**Phone—(201) 438-7878**  
National—(800) 722-3507  
Fax—(201) 460-4546  
www.tanpekinc.com  
Pres.—Robert Rossomando  
V-P., Fin.—Michael Rossomando  
SIC—2851; NAICS—325510;  
Industrial paints  
Employs—48, Estab.—1948  
Sales—\$8Mil.  
Distrib.—Local  
Privately owned corporation

**PANTONE, INC.**

590 Commerce Blvd. (07072)  
**Phone—(201) 935-5500**  
(888) 726-8663  
Fax—(201) 896-0242  
www.pantone.com  
Email—corpnj@pantone.com  
Chrm.—Lawrence Herbert  
Pres.—Richard Herbert  
Ex. V-P.—Jerry Stolt  
Ex. V-P.—Lisa Herbert  
V-P., Fin.—Billy Chien  
V-P.—Shellee Gero  
V-P.—Ken Niepokoy  
V-P.—Doris Brown  
MIS Mgr.—Dave Raman  
SIC—2752; NAICS—323117; Color  
systems  
Employs—155, Estab.—1963  
80,000 sq ft site, Distrib.—Intl.  
Privately owned sub-S corp.  
ISO rating—9001:2

**PARADIGM PACKAGING, INC. (H Q)**

202 Washington Ave. (07072)  
**Phone—(201) 507-0900**  
Fax—(201) 460-2059  
www.paradigmpackaging.com  
Pres., CEO—Douglas Ellis  
Ex. V-P.—Don Robinson  
SIC—3085; 3089 Corporate  
headquarters; plastic containers  
Employs—20  
Sales—\$2.5Mil-\$5Mil (est)

**PENETONE CORP.**

700 Guthan Pkwy. (07072)  
**Phone—(201) 567-3000**  
Fax—(201) 510-3973  
www.west-penetone.com  
Email—bdmuretta@penetone.com  
V-P., Sales & Mktg.—Mike  
Bradford  
Fin. Mgr.—Bruce Muretta  
MIS Mgr.—Joyce Osborne  
Lab Supv.—Charles Good  
SIC—2842; NAICS—325612;  
Industrial cleaning compounds  
Employs—25, Estab.—1932  
Sales—\$5Mil-\$10Mil  
Distrib.—Intl.  
Parent co.—Penetone Corp.  
Princeton, NJ  
Phone—(609) 921-0501.  
See Parent Co. Section for full profile.

**PETERSON STEEL RULE DIE CORP.**

35 Broad St. (07072)  
**Phone—(201) 935-6180**  
Fax—(201) 935-9452  
Pres.—Leonard Esposito  
Corp. Secy.—Judy Waltman  
GM—Timothy Esposito  
Off. Mgr.—Susan Jacob  
SIC—3544; 2675; NAICS—  
333514; Steel rule dies, die  
cutting & finishing  
Employs—20, Estab.—1963  
Sales—\$1Mil-\$1.5Mil  
13,000 sq ft site, Distrib.—Local  
Privately owned corporation

**PHOTO SCREEN CORP. OF NEW JERSEY**

850 Washington Ave. (07072)  
**Phone—(201) 935-0830**  
Fax—(201) 935-0471  
Pres., Fin. & R & D Mgr.—Larry  
Weissenburg  
MIS Mgr.—Leon Schichter  
SIC—2752; NAICS—322222; Vinyl  
wallpaper printing  
Employs—25, Estab.—1949  
Sales—\$1Mil-\$5Mil  
5,000 sq ft site, Distrib.—National  
Privately owned corporation  
Also see: Screen Reproductions  
Co., Inc., same loc.

**PICTORIAL OFFSET CORPORATION**

111 Amor Ave. (07072-2194)  
**Phone—(201) 935-7100**  
Fax—(201) 935-3254  
www.pictorialoffset.com  
Email—marketing@pictorialoffset.com  
Co-Pres.—Donald Samuels  
Co-Pres.—Gary Samuels  
Co-Pres.—Lester Samuels  
V-P., Sales & Mktg.—Gary  
Pawlaczyk  
Dir., Mktg.—Mac Byrd  
SIC—2752; NAICS—323110;  
Sheet-fed & web printing  
Employs—300, Estab.—1938  
Sales—\$85Mil  
200,000 sq ft site, Distrib.—Intl.  
Privately owned partnership  
ISO rating—9001 a

**PIONEER PAPER**

50 Triangle Blvd. (07072)  
**Phone—(201) 935-0123**  
Fax—(201) 935-3044  
GM—Lewis Gross  
SIC—2621; NAICS—322299;  
Paper products  
Employs—80, Estab.—1927  
Sales—\$10Mil  
50,000 sq ft site, Distrib.—National

**POTTERS INDUSTRIES, INC.**

Div. of P Q Corp.  
600 Industrial Rd. (07072)  
**Phone—(201) 507-4221**  
Fax—(201) 935-0752  
www.pottersbeads.com  
Plt. Mgr.—Joe Turner  
Off. Mgr.—Janet Mizdol  
SIC—3231 Industrial glass beads  
Employs—15  
Sales—\$500,000-\$1Mil  
Distrib.—Intl.  
Parent co.—P Q Corp., Berwyn, PA  
Phone—(610) 651-4200  
See Parent Co. Section for full profile.

**† PRF USA, INC.**

217 Washington Ave., P.O. Box  
6505 (07072)  
**Phone—(201) 804-5565**  
Fax—(201) 804-5567  
www.rubberfloors.com  
GM—Juan Rizeria  
Ops. Mgr.—Annette Felicano  
Sales Mgr.—Philip Wood



**Carlstadt—(cont.)**

**SIC—5023 Wholesaler of rubber flooring**  
 Employs—6, Estab.—1986  
 Sales—\$500,000  
 20,000 sq ft site, Distrib.—National  
 Sole ownership

**PRINTING POST, INC.**

615 Washington Ave. (07072)  
**Phone—(201) 935-1909**  
 Fax—(201) 935-1279  
 Pres.—William K. Lion, Jr.  
 Bookkeeper—Estelle Butler  
**SIC—2752; 2791; NAICS—323110; Offset printing & typesetting**  
 Employs—8, Estab.—1967  
 Sales—\$500,000-\$1Mil  
 30,000 sq ft site, Distrib.—Local

**RUDOX ENGINE & EQUIPMENT CO.**

765 State Rte. 17, P.O. Box 467 (07072)  
**Phone—(201) 438-0111**  
 Fax—(201) 438-3403  
 www.rudox.com  
 Email—info@rudox.com  
 Pres.—Edward Rudinger  
 CEO—Howard Goodman  
 Comp.—David Suarez  
 GM—William Cook  
 Off. Mgr.—Connie Cook  
 MIS Mgr.—Jane Goodman  
**SIC—3621; NAICS—335312; Electric generators**  
 Employs—30, Estab.—1949  
 Sales—\$5Mil-\$10Mil  
 45,000 sq ft site, Distrib.—Intl.  
 Privately owned corporation

**SAMA PLASTICS CORP.**

800 Eastern Way (07072)  
**Phone—(201) 896-8080**  
 National—(800) 334-7262  
 Fax—(201) 896-1892  
 www.samaplastics.com  
 Email—sales@samaplastics.com  
 Pres.—Martin A. Wolfberg  
 Pres., Sama Wood LLC—Mark L. Wolfberg  
 Secy.—Treas.—Gail S. Wolfberg  
 Dir., Hum. Res.—Joy Martinek  
**SIC—3089; 2542; NAICS—337215; Acrylic & wood display fixture & point-of-purchase displays**  
 Employs—60, Estab.—1944  
 Sales—\$5Mil  
 44,000 sq ft site, Distrib.—National  
 Privately owned sub-S corp.

**SAWITZ STORE FIXTURE, INC.**

130 Grand St. (07072)  
**Phone—(201) 842-9444**  
 Fax—(201) 842-8812  
 www.sawitzstorefixture.com  
 Email—info@sawitzstorefixture.com  
 Pres.—Daniel Sawitz  
 Fin. Mgr.—June Sawitz  
 Sales Mgr.—Carol Weber  
**SIC—2541; 2431; NAICS—337215; Wooden & laminated store fixtures, furniture, cabinetry & architectural millwork**  
 Employs—28, Estab.—1981  
 Sales—\$1Mil-\$5Mil  
 38,000 sq ft site, Distrib.—National  
 Sole ownership

**SCAPA NORTH AMERICA**

746 Gotham Pkwy. (07072)  
**Phone—(201) 939-0565**  
 National—(800) 346-4830  
 Fax—(201) 939-0437  
 www.scapana.com  
 Mktg. Mgr.—Sat Khurana  
 Pur. Mgr.—Dave DelRio  
**SIC—2891; NAICS—325520; Adhesives**

Employs—50, Estab.—1980  
 Sales—\$10Mil-\$25Mil (est)  
 Distrib.—National  
 Parent co.—Scapa North America  
 Windsor, CT  
 Phone—(860) 688-8000  
 See Parent Co. Section for full profile.

**SCHAWK, INC.**

1 Kero Rd. (07072)  
**Phone—(201) 933-8585**  
 Fax—(201) 933-0357  
 www.schawk.com  
 Email—info@sevenww.com  
 V-P., Ops.—Mark Leibowitz  
 Off. Mgr.—Rachel Nathan  
**SIC—2759; NAICS—323110; Commercial printing**  
 Employs—150  
 Sales—\$10Mil-\$25Mil (est)  
 Distrib.—Local  
 Parent co.—Schawk, Inc.  
 Des Plaines, IL  
 Phone—(847) 827-9494  
 See Parent Co. Section for full profile.

**SCREEN REPRODUCTIONS CO., INC.**

850 Washington Ave. (07072)  
**Phone—(201) 935-0830**  
 Fax—(201) 935-0471  
 Pres., GM—Larry Wiessenburg  
**SIC—2759; NAICS—323113; Wallpaper screen printing**  
 Employs—30, Estab.—1965  
 Sales—\$2.5Mil-\$5Mil (est)  
 Distrib.—Intl.  
 Privately owned corporation  
 Also see: Photo Screen Corp. Of New Jersey, same loc.

**SEAGRAVE COATINGS CORP.**

320 Paterson Plank Rd. (07072)  
**Phone—(201) 933-1000**  
 Fax—(201) 933-3646  
 www.seagravecoatings.com  
 Email—lab@seagravecoatings.com  
 Pres.—Peter Tepperman  
 Email—hpteppe@seagravecoatings.com  
 Off. Mgr.—Mark Janko  
**SIC—2851; NAICS—325510; Paints**  
 Employs—50, Estab.—1846  
 Sales—\$10Mil-\$20Mil  
 40,000 sq ft site, Distrib.—Intl.

**SELLERS & JOSEPHSON, INC.**

50 Amor Ave. (07072)  
**Phone—(201) 460-0660**  
 Fax—(201) 460-0746  
 Email—sjwallcovering@aol.com  
 Plt. Mgr.—Nelson Gonzales  
**SIC—3089; NAICS—322222; Vinyl wall coverings**  
 Employs—60, Estab.—1986  
 Sales—\$5Mil  
 40,000 sq ft site, Distrib.—Intl.  
 Parent co.—Sellers & Josephson, Inc., Englewood, NJ  
 Phone—(201) 567-1353  
 See Parent Co. Section for full profile.

**NEW ENTRY****SERASCREEN, INC.**

655 Washington Ave. (07072)  
**Phone—(201) 939-7704**  
 Fax—(201) 939-3328  
 www.rolcolabs.com  
 Pres.—William Doviak  
 Off. Mgr.—Eileen Doviak  
**SIC—3952 Metallized paints**  
 Employs—5, Estab.—1988  
 Sales—\$500,000-\$1Mil (est)  
 8,000 sq ft site, Distrib.—National  
 Privately owned corporation

**NEW ENTRY****SHREEJI PRINTING**

263-B Veterans Blvd. (07072)  
**Phone—(201) 842-9500**  
 Pres.—Kamlesh Patel  
**SIC—2672; 2759 Pressure-sensitive labels & printing**  
 Employs—11  
 Sales—\$2.5Mil-\$5Mil (est)  
 Distrib.—Local

**SONAR PRODUCTS, INC.**

609-611 Industrial Rd. (07072)  
**Phone—(201) 729-1116**  
 Fax—(201) 729-1066  
 Email—sonarsaurus@cs.com  
 Pres.—Mark Newman  
 Lab Dir.—Dr. Thomas Freund  
 Whse. Mgr.—Frank Rivera  
**SIC—2834 Pharmaceuticals**  
 Employs—18, Estab.—1999  
 Sales—\$5Mil-\$10Mil  
 Distrib.—Regional  
 Privately owned corporation

**STANBEE CO., INC.**

70 Broad St., P.O. Box 436 (07072)  
**Phone—(201) 933-9666**  
 Fax—(201) 933-7985  
 www.stanbee.com  
 Email—mberkson@stanbee.com  
 Pres.—Michael Berkson  
 V-P.—Robert Dalla Riva  
 Plt. Mgr.—William Goodger  
 Prodn. Mgr.—Jennie Bernhardt  
**SIC—2211; NAICS—313210; Shoe fabrics**  
 Employs—50, Estab.—1948  
 50,000 sq ft site, Distrib.—Intl.

**SWEET WATER SEAFOOD CORP.**

369 Washington Ave. (07072)  
**Phone—(201) 939-6622**  
 Fax—(201) 939-4014  
 Pres.—Joseph Niece  
**SIC—2092; NAICS—311712; Fish processing**  
 Employs—20, Estab.—1965  
 Sales—\$2.5Mil-\$5Mil (est)  
 Distrib.—Local

**TEC CAST, INC.**

440 Meadow Ln. (07072)  
**Phone—(201) 935-3885**  
 Fax—(201) 933-7497  
 www.tec-cast.com  
 Email—teccastnj@aol.com  
 Pres.—Edgar Gothold  
 CFO—Charles Kern  
 V-P.—Robert Morehardt  
**SIC—3365; 3544; NAICS—333511; Aluminum investment castings & casting molds**  
 Employs—70, Estab.—1970  
 Sales—\$7Mil  
 35,000 sq ft site, Distrib.—Intl.  
 Privately owned corporation  
 ISO rating—9002

**TEL-INSTRUMENT ELECTRONICS CORP.**

728 Garden St. (07072)  
**Phone—(201) 933-1600**  
 Fax—(201) 933-7340  
 www.telinstrument.com  
 Email—tic@telinst.com  
 Pres.—Harold Fletcher  
 Mfg. Mgr.—Marc Mastrangelo  
 Fin. Mgr.—Joseph P. Macaluso  
 Sales Mgr.—Jack C. Nemeth  
 R & D Mgr.—Adam Rachlin  
**SIC—3825; NAICS—334515; Avionic test equipment & depth sounders; Brand name—TIC**  
 Employs—55, Estab.—1947  
 Sales—\$11Mil  
 20,000 sq ft site, Distrib.—Intl.  
 Publicly owned corporation  
 ISO rating—9001

**NEW ENTRY****TELL INSTRUMENT ELECTRONICS CORP.**

728 Garden St. (07072)  
**Phone—(201) 447-0398**  
 www.telinst.com  
 Pres.—Harold Fletcher  
 Hum. Res. Mgr.—Joe Macaluso  
 Sr. Buyer—Jeff Uva  
**SIC—3829 Avionics test equipment**  
 Employs—50  
 Sales—\$5Mil-\$10Mil (est)

**THUMANN, INC.**

670 Dell Rd. (07072)  
**Phone—(201) 935-3636**  
 Fax—(201) 935-2226  
 www.thumanns.com  
 Email—sales@thumanns.com  
 Corp. Secy.—Linda Jusczac  
 GM—Bob Burke, Sr.  
 Dept. Mgr., Payroll—Richard Tillison  
 Hum. Res. Mgr.—Bill Merkent  
 Traf. Mgr.—Ray Trasso  
**SIC—2011; NAICS—311612; Meat processing & packing**  
 Employs—210, Estab.—1953  
 Sales—\$100Mil  
 Distrib.—National  
 Privately owned sub-S corp.

**TRAYCON MFG. CO., INC.**

555 Barell Ave. (07072)  
**Phone—(201) 939-5555**  
 Fax—(201) 939-4180  
 www.traycon.com  
 Email—traycon@traycon.com  
 Pres.—August Pisto  
 V-P.—Al Cialone  
**SIC—3556; NAICS—333922; Food & tray handling conveyor systems for the food service industry**  
 Employs—25, Estab.—1962  
 Sales—\$1Mil-\$5Mil  
 70,000 sq ft site, Distrib.—National  
 Privately owned sub-S corp.

**TUNNEL BARREL & DRUM CO., INC.**

85 Triangle Blvd. (07072)  
**Phone—(201) 933-1444**  
 Fax—(201) 933-3423  
 Pres.—Anthony Urcioli  
**SIC—3089; 2655; NAICS—332430; Reconditioned fiber & plastic drums**  
 Employs—25, Estab.—1903  
 Sales—\$2.5Mil-\$5Mil (est)

**U. S. A. INDUSTRIES, INC.**

111 Kero Rd., P.O. Box 326 (07072)  
**Phone—(201) 438-6606**  
 Fax—(201) 438-2820  
 Pres., CEO—Finely M. Bukaitz  
 Pur. Agt.—James Woods  
 Admn. Asst.—Patti Pecoraro  
**SIC—3949; NAICS—339920; Aboveground swimming pools**  
 Employs—75, Estab.—1972  
 Sales—\$10Mil-\$25Mil (est)  
 Distrib.—Local

**UNIK INTERNATIONAL, INC.**

125 Asia Pl. (07072)  
 Mail addr: P.O. Box 9, Hasbrouck Heights 7604)  
**Phone—(201) 531-1777**  
 National—(800) 766-8645  
 Fax—(201) 531-2676  
 Pres.—Akmal Khilji  
 V-P.—Mohammed Khilji  
**SIC—2386; NAICS—315211; Leather clothing**  
 Employs—22, Estab.—1985  
 Sales—\$1Mil-\$2.5Mil (est)  
 Distrib.—Intl.  
 Privately owned corporation

**UNIMAC GRAPHICS**

350 Michele Pl. (07072)  
**Phone—(201) 372-1000**



## Carlstadt —(cont.)

Fax—(201) 372-9745  
www.unimacgraphics.com  
Email—info@unimacgraphics.com  
V-P., Sales & Mktg.—Charles Amann  
Fin. Mgr.—Ron Joy  
MIS Mgr.—Ben Nelson  
Payroll Mgr.—Leo Scullion  
SIC—2759; NAICS—323119;  
Commercial printing  
Employs—220, Estab.—1989  
Sales—\$60Mil-\$70Mil  
146,000 sq ft site,  
Distrib.—National  
ISO rating—9001

## UNION CANVAS PRODUCTS CO.

455 Meadow Ln. (07072)  
Phone—(201) 933-4646  
National—(800) 337-9696  
Fax—(201) 933-5123  
www.unioncanvas.com  
Email—unioncanvas@direcway.com  
V-P., R & D—Wayne Bogantz  
Corp. Secy.—Joan Alliegro  
SIC—2394; NAICS—314912;  
Canvas products  
Employs—12, Estab.—1947  
Sales—\$1Mil-\$1.5Mil  
12,000 sq ft site, Distrib.—Regional  
Privately owned sub-S corp.

## USINK CORP. (H Q)

Div. of Sun Chemical Corp.  
651 Garden St. (07072-1609)  
Phone—(201) 935-8666  
Fax—(201) 933-3728  
www.usink.com  
Email—ronaldbaker@usink.com  
Pres.—Ronald C. Baker  
Mktg. Mgr.—John Corcoran  
Hum. Res. Mgr.—Tom Wheeler  
SIC—2893 Corporate  
headquarters; printing ink  
Employs—70  
Sales—\$10Mil-\$25Mil (est)  
Parent co.—Sun Chemical Corp.  
Parsippany, NJ  
Phone—(973) 404-6000  
See Parent Co. Section for full profile.

## VERNON SAL, INC.

Div. of Vernon Co., The  
145 Commerce Rd. (07072)  
Phone—(201) 935-7117  
Fax—(201) 939-2949  
Cont.—Todd Smith  
GM—Eugene Light  
Off. Mgr.—Nancy Whitchurch  
SIC—2396; NAICS—323113;  
Screen printing  
Employs—40, Estab.—1997  
Sales—\$1Mil-\$5Mil  
Distrib.—Regional  
Parent co.—Vernon Co., The  
Newton, IA  
Phone—(641) 792-9000  
See Parent Co. Section for full profile.

## W & H SYSTEMS, INC.

120 Asia Pl. (07072)  
Phone—(201) 933-7840  
Fax—(201) 933-2144  
www.whsystems.com  
Email—pcarpanese@whsystems.com  
Pres.—Don Betman  
Pur. Agt.—Agnes Ackley  
Corp. Secy.—Lori Nardone  
SIC—3537; NAICS—333922;  
Material handling systems  
Employs—150, Estab.—1964  
Sales—\$35Mil-\$40Mil  
40,000 sq ft site, Distrib.—National  
Privately owned sub-S corp.

## WATER-JEL TECHNOLOGIES

243 Veterans Blvd. (07072-2708)  
Phone—(201) 507-8300

Fax—(201) 507-8325  
www.waterjel.com  
Email—info@waterjel.com  
Pres.—Michael Pisani  
CEO—Howard Hirsch  
Dir., Sales & Mktg., Retail Div.—  
Debbie Baker  
Dir., Sales—Lane Card  
Dir., Hum. Res.—Debbie Kinzley  
Dir., Mktg.—Judith Domanski  
Dir., Mfg.—Carl Haight  
Sales Mgr., Natl.—Paul Slot  
Qual. Assur. Mgr.—Jeannette  
Maccagnano  
SIC—3842; 2231; 2844; 3999;  
NAICS—339113; Sterile burn  
dressings, topical gels & fire  
blankets, creams, ointments,  
sprays & hand sanitizers; Brand  
name—Burn Jel; Unburn; Cool  
Jel  
Employs—40, Estab.—1980  
Sales—\$5Mil-\$10Mil  
Distrib.—Intl.  
Limited Liability Company  
ISO rating—9002

## WEIR WELDING CO., INC.

316 12th St., P.O. Box 311 (07072)  
Phone—(201) 939-2284  
Fax—(201) 939-5525  
www.weirwelding.com  
Email—charlie@weirwelding.com  
Pres., Plt. Mgr.—Charles J. Weir  
V-P.—Thomas Weir  
SIC—3441; NAICS—332312;  
Structural steel fabrication  
Employs—20, Estab.—1961  
Sales—\$26Mil-\$30Mil  
15,000 sq ft site, Distrib.—Regional

## YOO-HOO CHOCOLATE BEVERAGE CORP.

600 Commercial Ave. (07072)  
Phone—(201) 933-0070  
Fax—(201) 933-5360  
www.drinkyoo-hoo.com  
Email—webmaster@drinkyoo-hoo.com  
Pres.—Brian O'Byrne  
Plt. Mgr.—William Pedoto  
SIC—2066; 2086; NAICS—  
311930; Corporate headquarters  
& non-carbonated chocolate  
beverages  
Employs—200  
Sales—\$150Mil  
Distrib.—Intl.

## Carneys Point

(Salem—S.W.—Pop. 7,684)

## BRAVO PACKING

59 N. Gothwood Ave. (08069)  
Phone—(856) 299-1044  
National—(888) 272-8640  
Fax—(856) 299-7102  
Owner—Monty Merola  
SIC—2047; NAICS—311613;  
Natural pet food & treats  
Employs—7, Estab.—1962  
Sales—\$2.5Mil-\$5Mil  
Distrib.—National

## BUDD CHEMICAL CO.

431 Pennville Auburn Rd. (08069-  
2944)  
Phone—(856) 299-1708  
Fax—(856) 299-2998  
Pres.—Anthony Carsagno  
SIC—2821; NAICS—325212;  
Molding compounds  
Employs—40, Estab.—1966  
Sales—\$25Mil-\$50Mil (est)  
Distrib.—Regional

Access our complete database of  
U.S. manufacturers 24 hours a  
day at [mnileads.com](http://mnileads.com).

## Carteret

(Middlesex—N.E.—Pop. 20,709)

## AB DAUMAN INDUSTRIES

33-37 Salt Meadow Rd., P.O. Box  
610 (07008)  
Phone—(732) 541-1500  
Fax—(732) 541-9020  
Email—drdamiano@aol.com  
Chrm.—Dr. Ranu Sinha-D'Amiano  
V-P., Fin. & GM—Anthony Fabrizio  
V-P.—Robert Chrisman  
MIS & Sales Mgr.—Ana Orsini  
Chief Engr. & R & D Mgr.—Ranjit  
Sinha  
Data Proc. & Traf. Mgr.—Stacy  
Huber  
Pers. Mgr.—Mima Valdez  
Sales Mgr.—E. Lionel Ludmer  
Sales Mgr.—Jay Dedoussis  
SIC—2421; 2448; NAICS—  
321999; Wood recycling, pallets,  
mulches & top soil; Brand name—  
Broncos; Triple Black; El Paso  
Black; Miami Red; Santa Fe  
Brown  
Employs—117, Estab.—1929  
Sales—\$10Mil-\$25Mil  
1611720 sq ft site,  
Distrib.—Regional  
Privately owned corporation

## ASTARIS, LLC

500 Roosevelt Ave. (07008)  
Phone—(732) 541-3000  
(732) 541-3028  
Fax—(732) 541-3033  
www.astaris.com  
Hum. Res. Mgr.—Albert Gioino  
Plt. Mgr.—George DaSilva  
Pur. Agt.—Joseph Keber  
SIC—2819; NAICS—325998;  
Industrial chemicals  
Employs—102  
Sales—\$25Mil-\$50Mil (est)  
ISO rating—9002  
Parent co.—Astaris, LLC  
St. Louis, MO  
Phone—(314) 983-7500  
See Parent Co. Section for full profile.

## CADBURY SCHWEPES AMERICAS BEVERAGES

1200 Millik St. (07008)  
Phone—(732) 969-1600  
Fax—(732) 969-9590  
www.cadburyschweppes.com  
Plt. Mgr.—Saul Cruz  
Plt. Mgr.—Thomas Winter  
SIC—2033 Juices; Brand name—  
Snapple  
Employs—200, Estab.—1992  
Sales—\$10Mil-\$25Mil  
500,000 sq ft site  
Parent co.—Cadbury Schweppes  
Americas Beverages, Plano, TX  
Phone—(972) 673-7000  
See Parent Co. Section for full profile.

## CARTERET ABATTOIR, INC.

2 Roosevelt Ave. (07008)  
Phone—(732) 541-6256  
Fax—(732) 541-7337  
Pres.—Adeline Lauricella  
Plt. Mgr.—Rocco Lauricella  
SIC—2011; NAICS—311612; Meat  
packing & processing  
Employs—10, Estab.—1936  
Sales—under \$500,000  
Distrib.—Local  
Privately owned corporation

## CARTERET MATERIALS, LLC

340 Roosevelt Ave. (07008)  
Phone—(732) 541-1140  
Fax—(732) 541-0495  
Pur. Agt.—Mike Peak  
SIC—3281; NAICS—327991;  
Recycled crushed concrete  
Employs—12  
Sales—\$1Mil-\$2.5Mil (est)

## EXCELLED SHEEPSKIN & LEATHER

1100 Millik St. (07008)  
Phone—(732) 969-3900  
(800) 923-5533  
Fax—(732) 969-2521  
www.leathercoatsetc.com  
Email—kwalton@excelled.com  
Pres.—Myron Goldman  
Sr. V-P.—David Carreau  
Cont.—Ken Walton  
SIC—3172; NAICS—316999;  
Company headquarters & men's  
& women's leather coats  
Employs—75  
Sales—\$70Mil  
50,000 sq ft site, Distrib.—Intl.

## † FLORENCE PAPER CORP.

110 Minue St. (07008)  
Phone—(732) 969-0005  
www.florencepaper.com  
Pres.—Isaac D. Shamah  
Sales & Mktg. Mgr.—David I.  
Shamah  
SIC—5113 Distributor of multiwall  
& paper bags  
Employs—20

## FUJIPOLY AMERICA CORP.

900 Millik St., P.O. Box 119 (07008-  
0118)  
Phone—(732) 969-0100  
Fax—(732) 969-3311  
www.fujipoly.com  
Email—info@fujipoly.com  
GM—Frank Hobler  
Qual. Control Mgr.—Jeffrey  
DeVries  
Mfg. Mgr.—Michael Goldshine  
Acct. Mgr.—Nick Rivera  
MIS Mgr.—Susan Sica  
Cust. Serv. Mgr.—Jim Matchette  
Engr.—Robert Bjornsen  
SIC—3679; NAICS—334419;  
Silicon rubber electronic  
components  
Employs—37, Estab.—1993  
Sales—over \$5Mil  
33,000 sq ft site, Distrib.—Intl.  
ISO rating—9002

## H & H FINANCIAL PRINTING, INC.

66 Grant Ave. (07008)  
Phone—(732) 802-0101  
Fax—(732) 802-0261  
www.hhfin.com  
Email—info@hhfin.com  
Pres.—Frank Conigliaro  
SIC—2752; 2759; NAICS—  
323119; Financial printing  
Employs—15  
Sales—\$1Mil-\$2.5Mil (est)  
Distrib.—Regional

## IZANNA MACHINE MFG.

232 Washington Ave. (07008)  
Phone—(732) 541-7076  
Fax—(732) 541-0601  
Pres., Fin. & MIS Mgr.—Eugene  
Skrzyzko

SIC—3599; NAICS—332710;  
General machining job shop  
Employs—4, Estab.—1988  
Sales—under \$150,000  
1,350 sq ft site, Distrib.—Local

## LM FOODS, LLC

100 Raskulinecz Rd. (07008)  
Phone—(732) 855-9500  
Fax—(732) 855-7474  
www.lmfoods.com  
Email—info@lmfoods.com  
Pres.—Kisung Bae  
SIC—2092; NAICS—311712;  
Suimi seafood products; Brand  
name—Luckystar; Dynasea;  
Classic Bay  
Employs—90, Estab.—1995  
Sales—\$10Mil-\$25Mil  
Distrib.—Intl.  
Limited Liability Company

## **ATTACHMENT 9**

Bureau of Northern Case Management  
Industrial Site Recovery Act

**REPORT OF INSPECTION**

ISRA Case #E20040277

Date of Inspection: June 20, 2005

Inspection Category: Preliminary

NJDEP Inspector: Hrushikesh Oza

Industrial Establishment: Berlin & Jones Company Inc.,

Location: 2 E Union Avenue, East Rutherford Boro, Bergen County

Individual Involved: Bryan Moore, NJDEP/BNCM  
Terry McAdams, NJDEP/BEERA  
Vincent C. Pappalardo, Eikon Planning and Design, LLC  
Mark R. Mandetta, Eikon Planning and Design, LLC  
Sean Monaghan, Drinker Biddle & Reath, LLP

**A. NARRATIVE DESCRIPTION**

The New Jersey Department of Environmental Protection (NJDEP) Case Team arrived at the site at approximately 10:30 a.m. Weather was mostly fair with temperatures in the upper 70's.

Prior to conducting the site inspection, the case team met with Vincent Pappalardo and Mark Mandetta of Eikon Planning and Design, LLC (environmental consultant) and Sean Monaghan of Drinker Biddle & Reath, LLP (attorney) at the facility.

The 6.29-acre site contains one, two-story building covering approximately 75,000 square feet, with paved parking areas on the east and west side of the site and grass landscaping in front of the building. A railroad siding, a small drainage ditch and marshy area are present along the southern edge of the site. Site was undeveloped marsh/wetlands prior to 1962. Since 1962 to present the site occupied solely by Berlin & Jones, manufacturing envelopes and other stationary products. All operations ceased in July 2004 and the property has remained vacant since.

Berlin & Jones had originally identified about 13 possible area of concerns (AOCs). The NJDEP case team inspected the interior areas of concern first and then inspected the outside areas of concern. The case team briefly discussed the potential issues and NJDEP's requirements with the Berlin & Jones representatives.

The case team departed the site at about 1:00 p.m.

## B. DEFICIENCIES NOTED

The following additional areas of concern were noted during the site inspection:

- Ink stained area adjacent to loading area
  - Compressor discharge area
  - Cracked, pitted asphalt
  - Site-wide historic fill material
  - Open area away from production area
1. The floor trench extending from the above ground storage area into loading area in the eastern portion of the building was heavily stained and coated with inks, and grease or heavy oil. Cracks were observed in the concrete floor.
  2. Cracked and stained flooring was observed at loading/unloading areas, including the interior and exterior loading areas along the eastern, southern and western sides of the building. Platforms with hydraulic lifts were observed in the eastern loading area. An open, partially filled, unlabeled red drum was also present in this area. A cracked, broken pipe was observed exiting the southwest corner of the building at grade level. An ongoing excavation of the railroad siding along the southern side of the building was also observed.
  3. Floor staining and cracking was observed at the drum storage area.
  4. Several floor drains were observed that had not been included on previously submitted site plans.
  5. Three process area sinks were observed in the building. All sinks had extensive staining as well as the surrounding floor.
  6. A pipe in the floor at the drywell AOC exited the east wall of the building. Floor staining at this AOC was observed.
  7. The type of fuel and fuel source for the incinerator could not be determined.
  8. The site inspection did not include an inspection of the building roof. While the existence of roof vents was previously reported, the location of roof vents and/or leaders could not be determined.

## C. ACTIONS REQUIRED ON THE PART OF THE RESPONSIBLE PARTY

1. Berlin & Jones shall address the additional areas of concerns noted during the site inspection.
2. Berlin & Jones stated during the NJDEP site inspection, that they would clean the trench, determine the integrity and report on the condition of the trench to NJDEP.
3. The floor staining and cracking at Loading/Unloading area shall be cleaned and investigated according to the requirements of the Technical Requirements for Site Remediation at N.J.A.C. 7:26E-3.9 (analysis for PP+40).

The contents of the drum shall be determined and, if the drum contained hazardous materials, the area shall be investigated according to the requirements of N.J.A.C. 7: 26E-3.9.

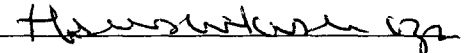
The areas under the hydraulic loading platforms shall be cleaned and the integrity of the concrete and adjacent asphalt shall be determined. If these areas are not intact, the area shall be sampled according to the requirements of N.J.A.C. 7:26E-3.9 (analysis for PAH and TPHC) and the analytical results shall be included in the next submittal. If the integrity of the concrete and adjacent asphalt is intact, photographic documentation shall be provided.

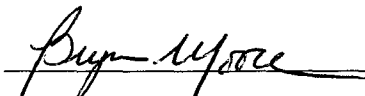
The broken pipe at loading/unloading area shall be investigated according to the requirements of N.J.A.C. 7:26E-3.9(a) (analysis for PP+40) and the analytical results shall be included in the next submittal.

4. The floor staining and cracking at the drum storage area shall be investigated according to the requirements of the Technical Requirements for Site Remediation at N.J.A.C. 7:26E-3.9 (analysis for PP+40). The results of the investigation shall be included in the next submittal.
5. Berlin & Jones shall ensure that the locations and routing of all floor drains in the building are included on the revised site plan required at AOC-9, and that all floor drains, including the open sump in the machine room, and the sealed, 3-foot diameter sump or pit in the vicinity of the AOC 1-A, are cleaned and investigated according to the requirements of N.J.A.C. 7:26E-3.9. The analytical results of this investigation shall be included in the next submittal.
6. The floor staining and cracking in the vicinity of these sinks at process area sinks shall be investigated according to the requirements of the Technical Requirements for Site Remediation at N.J.A.C. 7:26E-3.9 (analysis for PP+40). Also, the discharge points of the sink drains shall be determined and investigated according to the requirements of N.J.A.C. 7:26E-3.9. The analytical results of this investigation shall be included in the next submittal.
7. Berlin & Jones shall investigate the pipe in the floor at drywell AOC in accordance with the requirements at N.J.A.C. 7:26E-3.9 and include the analytical results, if any, in the next submittal.
8. Berlin & Jones shall address the type of fuel and fuel source for the incinerator.
9. Berlin & Jones shall determine the location of all roof leaders and sample the discharge points (analysis for PP+40) and include the analytical results.
10. Pursuant to N.J.A.C. 7:26E-3.11, a Baseline Ecological Evaluation (BEE) shall be completed for each contaminated site during the site investigation phase. Berlin & Jones shall complete the required BEE.
11. In order to facilitate the NJDEP's review, an electronic copy of Preliminary Assessment & Site Investigation Report should be provided.

**D. ACTIONS REQUIRED ON THE PART OF BNCM**

1. Once the case geologist is assigned, ground water comments and requirements will be forwarded to Berlin & Jones. Comments on submitted PA, SI, RIR/RIW will be addressed under separate letter.

Inspector/Case Manager Signature 

Approved: , Supervisor, Bureau of Northern Case Management

## **ATTACHMENT 10**

**Preliminary Assessment/Site Investigation  
Berlin & Jones Co., Inc.  
2 East Union Avenue  
East Rutherford, New Jersey**

**August 15, 1995**

**1.0 Introduction**

Brinkerhoff Environmental Services, Inc. (BES) was retained by Berlin & Jones Co., Inc. to conduct a Preliminary Assessment/Site Investigation (PA/SI) at the company's East Union Avenue site, located in East Rutherford, New Jersey. The investigation included review of site operations, past land uses, a site inspection, field sampling and laboratory analysis of both soil and groundwater.

The PA/SI conducted by BES revealed several areas of concern at the property, including stained surface soil and a former drywell. Soil and groundwater analytical results on samples collected in these areas show a discharge of hazardous substance has occurred from past operations at the site. According to the New Jersey Department of Environmental Protection (NJDEP) Spill Compensation and Control Act (Spill Act), N.J.A.C. 58:10-23.11 et seq., and the "Discharge of Petroleum and Other Hazardous Substances", N.J.A.C. 7:1E, any person responsible for a discharge of a hazardous substance who knows or reasonably should know of the discharge, should notify the NJDEP. Based on the findings of this investigation, BES recommends that a representative from Berlin & Jones, Co., Inc. notify the NJDEP of the discharge of hazardous substances from past operations at the subject site.

The PA/SI conducted by BES followed procedures set forth in the NJDEP Technical Requirements for Site Remediation, N.J.A.C. 7:26E. The cleanup standards used in evaluating areas of environmental concern were taken from the NJDEP's proposed Cleanup Standards for Contaminated Sites, N.J.A.C. 7:26D.

**2.0 Physical Setting**

**2.1 Site Description**

Berlin & Jones Co., Inc. is located at 2 East Union Avenue in East Rutherford, New Jersey (see Figure 1). The property, described as Lot 1, Block 106.01, is 6.29 acres in size. The site contains one (1) two-story building, covering approximately 75,000 square feet of land, a paved parking area on the east and west side of the property and grass landscaping in the front of the building. R.R. Siding and a small drainage ditch are present along the southern edge of the parcel (see Figure 2 - Site Plan Map). The property is serviced by both city sewer and water.

Surrounding land use is a mixture of warehouse and manufacturing in an industrial park type setting.

**2.2 Regional Geology**

The subject site is located within the drainage basin of the Hackensack River, which has been filled to allow the construction of the industrial park. Sediments underlying the site consist of various

fill material, overlying meadow mat. Underlying the meadow mat is likely the soft red shale of the Triassic Age Brunswick Formation. Groundwater is presumed to be tidally influenced, with the predominant groundwater flow direction toward the southeast. Depth to groundwater at the site ranges from four (4) to six (6) feet below grade.

### 3.0 Preliminary Assessment

#### 3.1 Plant Operations

Berlin & Jones manufactures envelopes and other stationary products. The facility consists of over 70,000 square feet of manufacturing space and approximately 30,000 square feet of office space. Manufacturing space contains numerous machines which print, apply adhesives, cut paper and conducts other various functions associated with the manufacturing of envelopes and stationary products.

A description of some of the chemicals used in past and present operations and the method of storage are described in Table 1, below.

**TABLE 1**  
**Chemical Inventory**  
**Past and Present**  
**Berlin & Jones Co., Inc.**

Chemical/Product	Storage	Comments
Tetrachloroethane	55 gallon drum	No longer used in operations
Oil based inks	5 gallon containers	Used in process
Trichloroethylene	30 gallon drums	Used for cleaning equipment Uses approximately 110 gallons/year
Various inks	55 gallon drum	Used in process
Isopropyl Alcohol	55 gallon drums	Used in process
Hydraulic Oil	55 gallon drum	Used in specific machinery
Ethyl Alcohol	1,500 gallon UST	UST removed in 1991
Various Glues	55 gallon drums & ASTs	Glues are biodegradable

UST-underground storage tank; ASTs-aboveground storage tanks.

Various inks and solvents are recycled through Safety Clean, Inc. Wastes are disposed of under EPA ID No. NJD001223557. Wastes are classified as D002 or F002 type waste. The facility disposes of approximately 7,000 pounds of waste per year.

#### 3.2 Permits

A small incinerator is present at the southeast corner of the property and operates under NJDEP Certificate No. 004541. The incinerator is used to burn paper and cardboard. A distillation unit exists at the site. The distillation unit is no longer in operation. As previously mentioned, waste is disposed of under EPA ID No. NJD001223557.



### **3.3 Site History**

The property was undeveloped marsh/wetlands until the current building was constructed in 1962. Berlin & Jones has been the only tenant of the building since its construction. In 1972, an addition was added to the building.

A title/deed search showed that two (2) companies, Harrison-Blaine, Inc., a NY Corp. and Harrison-Blaine of NJ, have owned the property since 1962 when the parcel was developed. The property was owned by Bergen Co. Assoc. since 1953. A previous ownership report is provided in Exhibit I of this report.

## **4.0 Site Investigation**

### **4.1 General Overview**

The site investigation by BES revealed several areas of potential environmental concern. The potential areas of concern include the following:

- 1.) Former 1,500 gallon ethyl alcohol underground storage tank (UST), removed in 1991;
- 2.) Former drywell;
- 3.) Transformer area;
- 4.) Ink stained area adjacent to loading area;
- 5.) Distressed area adjacent to incinerator; and,
- 6.) Cracked, pitted asphalt;

Soil and/or groundwater sampling and laboratory analysis were conducted at five (5) of the six (6) areas of concern to further evaluate the potential for a discharge of hazardous substances. Sampling locations are identified in Figure 3. The investigative procedures, sampling protocol and summary of findings for each area of concern are discussed below.

### **4.2 Former 1,500 gallon UST**

#### **4.2.1 Investigative Procedures**

BES reviewed the documents available with regard to the removal of a 1,500 gallon ethyl alcohol UST and found no evidence of environmental problems associated with the former tank. According to the NJDEP, ethyl alcohol is not a regulated substance. Therefore, the UST removal did not have to conform to the regulations implementing the New Jersey's Underground Storage of Hazardous Substances Act.

In September 1991, the UST was removed by ECP, Inc. According to the available documentation, the UST was properly removed, cleaned and the excavation inspected by a local official. No discharge was reported by the local official. Sampling was not conducted by BES. Based on the available data, this area should not be considered an area of concern.

### **4.3 Former Drywell**

#### **4.3.1 Investigative Procedures**

A review of old site diagrams identified a floor drain once present in the chemical storage room located in the northeast corner of the building. The floor drain ran to a dry well located in the parking lot. The floor drain was sealed in the early 1980's.

Two (2) samples were collected from the area of the former dry well. One (1) soil sample, designated B-6 was collected and one (1) water sample, designated WS-B6, was collected using the Hydropunch sampling technique. Both samples were analyzed for priority pollutant metals with a forward library search (PP+40) and total petroleum hydrocarbons (TPHC).

Due to the presence of numerous cobble stone and other large fill material found in the subsurface at the site, a hollow stem auger drill rig was used to collect the soil sample. Borings were drilled in the vicinity of the former drywell to locate the immediate area of the former well. Boring B-6 had strong solvent odors present and PID readings over 100 parts per million (ppm). The soil sample was collected at three to three and one half (3.0-3.5) feet below grade. A soil log for sample B-6 is included in Exhibit II of this report.

#### **4.3.2 Findings**

Laboratory analytical results for the former drywell are included in Exhibit III and summarized in Tables 2 and 3, below.

Tetrachloroethene and cadmium were detected above NJDEP standards in the soil in the area of the former drywell. Several volatile organic compounds and metals, including benzene, tetrachloroethene, arsenic, cadmium and lead were detected over the NJDEP standards in the water sample collected from the area of the Hydropunch. One type of pesticide and TPHC were also detected above NJDEP standards in the water sample.

Laboratory results indicate a discharge of targeted compounds has occurred in the area of the former drywell. Additional sampling of both soil and groundwater is needed to determine the extent of the discharge in this area and the amount of remedial action which may be needed.

**TABLE 2**  
**Soil Sampling Results - Former Drywell**  
**Sample B6**  
**Berlin & Jones Co., Inc.**  
**July 10, 1995**  
(results in ppm)

Compound Detected	Concentration	*NJDEP Standard
<b><i>Volatile Organics</i></b>		
Methylene Chloride	0.110 B	1
1,1-Dichloroethane	0.093	10
Trichloroethene	0.150	1
Benzene	0.740	1
Tetrachloroethene	1.70	1
Toluene	1.20	500
Ethylbenzene	0.022 J	100
TIC's	19.78	-
<b><i>Base Neutral Compounds</i></b>		
Naphthalene	0.052 J	100
TIC's	74.9	-
<b><i>Pesticides</i></b>		
A-BHC	0.001	NL
<b><i>**Priority Pollutant Metals</i></b>		
Antimony	ND	14
Arsenic	1.71	20
Beryllium	ND	1
Cadmium	2.65	1
Chromium	10.8	NL
Copper	5.31	600
Lead	ND	400
Mercury	ND	14
Nickel	7.63	250
Selenium	ND	63
Silver	ND	110
Thallium	ND	2
Zinc	19.1	1,500
<b><i>General Chemistry</i></b>		
Percent Solids	89.9	-
**Total Cyanide	ND	1,100
<b><i>Total Petroleum Hydrocarbons</i></b>	86	10,000

\*Volatile organic and base neutral compounds compared to NJDEP Impact to Groundwater Soil Cleanup Criteria; \*\*Priority pollutant metals and total cyanide compared to NJDEP Residential Direct Contact Soil Cleanup Criteria; ppm-parts per million; NL-NJDEP standard not listed. Standards are developed on a case by case basis; B-compound found in associated blank; J-indicates compound found below laboratory method detection limit; ND-compound not detected.

**TABLE 3**  
**Former Drywell Water Sample WS-B6**  
**Berlin & Jones Co. Inc.**  
**July 10, 1995**  
(results in ppb)

Compound Detected	Concentration	*NJDEP Standard
<b><i>Volatile Organics</i></b>		
Methylene Chloride	2,400	2
1,1-Dichloroethane	3,500	70
1,1,1-Trichloroethane	5,800	30
Benzene	12,000	1
Tetrachloroethene	36,000	1
Toluene	16,000	1,000
Trichloroethene	14,000	1
TIC's	249,300	-
<b><i>Base Neutral Compounds</i></b>		
Naphthalene	1 J	30
TIC's	4,020	-
<b><i>Pesticides</i></b>		
A-BHC	0.085	0.02
<b><i>Priority Pollutant Metals</i></b>		
Antimony	ND	20
Arsenic	76.5	8
Beryllium	22.4	20
Cadmium	189	4
Chromium	221	100
Copper	113	1,000
Lead	534	10
Mercury	ND	2
Nickel	346	100
Selenium	ND	50
Silver	11.8	NL
Thallium	ND	10
Zinc	925	5,000
<b><i>General Chemistry</i></b>		
Total Cyanide	ND	200
<b><i>Total Petroleum Hydrocarbons</i></b>	<b>2,720</b>	<b>1,000</b>

\*NJDEP Class II-A Specific Groundwater Quality Criteria; ppb-parts per billion; NL-NJDEP standard not listed. Standards are developed on a case by case basis; J-indicates compound found below laboratory method detection limit; ND-compound not detected; W-Indicates results exceed specific groundwater quality criteria.

#### 4.4 Transformer Area

##### 4.4.1 Investigative Procedures

Two (2) soil samples, designated SS-2 and SS-3, were collected along the exterior of the concrete pad/transformer. Samples were collected using a hand auger at six (6) to 12 inches below grade and analyzed for PCB's.

##### 4.4.2 Findings

Laboratory analytical results for the samples collected in the transformer area are included in Exhibit IV and summarized in Table 4, below.

**TABLE 4**  
**Soil Sampling Results - Transformer Area**  
**Berlin & Jones Co., Inc.**  
**June 28, 1995**  
(results in ppb)

Compound Detected	SS-2	SS-3	*NJDEP Standard
Aroclor-1254 (PCB)	0.048	ND	0.49

ppb-parts per billion; ND-compound not detected; \*NJDEP Residential Direct Contact Soil Cleanup Criteria.

PCB's (Aroclor-1254) were detected in sample SS-2 below NJDEP standards and not detected in sample SS-3. The presence of PCB's in the soil indicate a discharge may have occurred from the existing or previous transformers. The two (2) samples collected by BES were obtained outside the locked fence surrounding the transformer. To determine if higher levels of PCB's are present immediately adjacent to the transformer, access to the fenced area will need to be secured from the electric company and soils collected immediately adjacent to the transformer.

It is recommended that these samples be collected since trace levels of PCB's were detected in the soil outside the fenced area of the transformer pad.

#### 4.5 Ink Stained Area adjacent to Loading Area

##### 4.5.1 Investigative Procedures

One (1) soil sample, designated SS-5, was collected in the ink stained area adjacent to a loading area at the rear of the building. The sample was collected using a stainless steel hand auger at zero (0) to six (6) inches below grade and analyzed for PP+40 and TPHC.

##### 4.5.2 Findings

Laboratory analytical results for the sample collected adjacent to the loading area are included in Exhibit V and summarized in Table 5, below.

Tetrachloroethene, PCB's (Aroclor-1254), TPHC and various metals, including cadmium, lead and zinc were detected above the NJDEP standards. This area of stained soil appears to be

limited in size, and was likely the result of the discarding of material from the adjacent loading dock area.

**TABLE 5**  
**Soil Sampling Results - Loading Area**  
**Sample SS-5**  
**Berlin & Jones Co., Inc.**  
**June 30, 1995**  
**(results in ppm)**

Compound Detected	Concentration	*NJDEP Standard
<i><b>Volatile Organics</b></i>		
Methylene Chloride	0.041 B	1
1,1,1-Trichloroethane	1.3 I	50
Trichloroethene	0.60 I	1
Tetrachloroethene	17 I	1
TIC's	500	-
<i><b>Base Neutral Compounds</b></i>		
Naphthalene	19 J	100
Di-n-Butylphthalate	48 J	100
Bis(2-Ethylhexyl)Phthalate	35 J	100
TIC's	2,700	-
<i><b>Pesticides</b></i>		
G-Chlordane	0.0115 J	NL
4,4'-DDD	0.305	50
<i><b>PCB's</b></i>		
Aroclor-1254	7.920 I	0.49
<i><b>**Priority Pollutant Metals</b></i>		
Antimony	16.5	14
Arsenic	5.68	20
Beryllium	ND	1
Cadmium	10.1	1
Chromium	1,430	NL
Copper	269	600
Lead	5,010	400
Mercury	1.10	14
Nickel	21.5	250
Selenium	ND	63
Silver	2.22	110
Thallium	ND	2
Zinc	4,020	1,500
<i><b>General Chemistry</b></i>		
Percent Solids	56.9	-
**Total Cyanide	ND	1,100
<i><b>Total Petroleum Hydrocarbons</b></i>	<b>52,600</b>	<b>10,000</b>

\*Volatile organic and base neutral compounds compared to NJDEP Impact to Groundwater Soil Cleanup Criteria; \*\*Priority pollutant metals and total cyanide compared to NJDEP Residential Direct Contact Soil Cleanup Criteria; ppm-parts per million; NL-NJDEP standard not listed. Standard determined on a case by case basis; B-compound found in associated blank; J-indicates compound found below laboratory method detection limit; ND-compound not detected; I-results exceed industrial surface soil standards.

## **4.6 Distressed Area adjacent to Incinerator**

### **4.6.1 Investigative Procedures**

One (1) soil sample, designated SS-6, was collected via stainless steel hand auger, at a depth of zero (0) to six (6) inches below grade, from the distressed area adjacent to the incinerator. The sample was analyzed for PP+40 and TPHC.

### **4.6.2 Findings**

Laboratory analytical results for the sample collected in the area of the incinerator are included in Exhibit V and summarized in Table 6, below. All targeted compounds were within NJDEP cleanup standards, with the exception of cadmium which was detected at 4.98 ppm, slightly over the cleanup standard of 1 ppm.

**TABLE 6**  
**Soil Sampling Results - Incinerator Area**  
**Sample SS-6**  
**Berlin & Jones Co., Inc.**  
**June 28, 1995**  
**(results in ppm)**

Compound Detected	Concentration	*NJDEP Standard
<b><i>Volatile Organics</i></b>		
Methylene Chloride	0.013B	1
Chloroethane	0.18	NL
Tetrachloroethene	0.025	1
Toluene	0.002 J	500
Total Xylenes	0.004 J	10
TIC's	0.190	-
<b><i>Base Neutral Compounds</i></b>		
Di-n-Butylphthalate	1.7 J	100
TIC's	100.2	-
<b><i>Pesticides</i></b>		
G-Chlordane	0.0025	NL
A-Chlordane	0.0048	NL
Dieldrin	0.0041	50
4,4'-DDE	0.0209	50
4,4'-DDD	0.0843	50
<b><i>**Priority Pollutant Metals</i></b>		
Antimony	ND	14
Arsenic	2.24	20
Beryllium	0.464	1
Cadmium	4.98	1
Chromium	50.2	NL
Copper	113	600
Lead	246	400
Mercury	0.263	14
Nickel	16.1	250
Selenium	ND	63
Silver	ND	110
Thallium	ND	2
Zinc	358	1,500
<b><i>General Chemistry</i></b>		
Percent Solids	85.3	-
**Total Cyanide	1.72	1,100
<b><i>Total Petroleum Hydrocarbons</i></b>	<b>775</b>	<b>10,000</b>

\*Volatile organic and base neutral compounds compared to NJDEP Impact to Groundwater Soil Cleanup Criteria; \*\*Priority pollutant metals and total cyanide compared to NJDEP Residential Direct Contact Soil Cleanup Criteria; ppm-parts per million; NL-NJDEP standard not listed. Standards are determined on a case by case basis; B-compound found in associated blank; J-indicates compound found below laboratory method detection limit; ND-compound not detected.



## 4.7 Cracked, Pitted Asphalt

### 4.7.1 Investigative Procedures

An area of cracked and pitted asphalt was noted in the southeast corner of the site. This cracked and pitted asphalt may have been the result of spillage of solvents. One (1) soil sample, designated SS-1, was collected and laboratory analyzed for volatile organic compounds with a forward library search (VO+10). The sample was collected using a stainless steel hand auger at zero (0) to six (6) inches below the cracked and pitted asphalt.

### 4.7.2 Findings

Laboratory analytical results for the area of the cracked and pitted asphalt are included in Exhibit IV and summarized in Table 7, below.

**TABLE 7**  
**Soil Sampling Results - Asphalt Area**  
**Sample SS-1**  
**Berlin & Jones Co., Inc.**  
**June 28, 1995**  
(results in ppm)

Compound Detected	Concentration	*NJDEP Standard
Methylene Chloride	0.006 B	1
Acetone	0.074	100
2-Butanone	0.010	50

ppm-results in parts per million; B-indicates compound found in associated blank; \*NJDEP Impact to Groundwater Soil Cleanup Criteria.

Sampling results show no targeted compounds over NJDEP standards in this area.

## 4.8 Background Hydropunch Sample

### 4.8.1 Investigative Procedures

One (1) Hydropunch groundwater sample, designated WS-2, was collected in the marsh area to determine quality of background groundwater. The sample was analyzed for PP+40 and TPHC.

### 4.8.2 Findings

Laboratory analytical results for the background Hydropunch sample are included in Exhibit V and summarized in Table 8, below.

Sampling results show no targeted compounds over NJDEP standards, suggesting groundwater in the southwest portion of the property has not been affected by either off-site sources or on-site operations.

**TABLE 8**  
**Hydropunch Sampling Results**  
**Sample WS-7**  
**Berlin & Jones Co., Inc.**  
**June 28, 1995**  
**(results in ppb)**

Compound Detected	Concentration	*NJDEP Standard
<i><b>Volatile Organics</b></i>		
Methylene Chloride	1.8 B	2
Toluene	2.8 B	1,000
TIC's	24	-
<i><b>Base Neutral Compounds</b></i>		
TIC's	174	-
<i><b>Total Petroleum Hydrocarbons</b></i>	ND	1,000

\*NJDEP Class II-A Specific Groundwater Quality Criteria; ND-compound not detected; B-Indicates compound found in associated blank.

### 5.0 Summary

BES conducted a PA/SI at Berlin & Jones facility located at 2 East Union Avenue in East Rutherford, New Jersey. The PA/SI revealed six potential areas of environmental concern, including a former 1,500 gallon ethyl alcohol UST removed in 1991, a former drywell, transformer area, ink stained soil, distressed vegetation area, and cracked and pitted asphalt. BES conducted sampling and laboratory analysis in five (5) of the six (6) potential areas of concern to evaluate if a discharge of hazardous substances had occurred as a result of past operations. A summary of the findings for each area of concern is provided below.

Former 1,500 Ethyl Alcohol UST - According to available documentation, in September 1991 the UST was properly removed and cleaned. The excavation was inspected by a local official and no discharge was reported. BES did not conducted sampling in this area.

Former Drywell - One soil sample and one groundwater sample were collected from the area of the former drywell. Elevated levels of targeted compounds, including tetrachloroethene, trichloroethene, benzene and lead, were detected in either the soil or groundwater, indicated a discharge has occurred in the area.

Transformer Area - Two (2) soil samples were collected outside the fenced in transformer. PCB's were detected in the soil, indicating that a discharge may have occurred from the existing or previous transformers.

Ink Stained Area - One (1) soil sample was collected from the inked stained area. Several targeted compounds, including tetrachloroethane, PCB's, total petroleum hydrocarbons and various metals were detected in the soil in this area. The area of stained soil appears to be limited in size, indicating that the elevated levels of compounds are localized to the small area.

Distressed Vegetation - One (1) soil sample was collected from the area of distressed vegetation. All targeted compounds, with the exception of cadmium, were detected within NJDEP cleanup standards.

Cracked and Pitted Asphalt - One (1) soil sample was collected from the area of the cracked and pitted asphalt. Results show targeted compounds within NJDEP cleanup standards.

## 6.0 Recommendations

Sampling results indicate a discharge of hazardous substances has occurred at the property due to past operations. BES recommends that Berlin & Jones notify the NJDEP, as required by the regulations.

Additional delineation of contamination in the soil and groundwater is needed in the area of the former drywell. BES recommends a Remedial Investigation (RI) be undertaken in this area. The RI would include a soil boring program to accurately define the limits of impact soil surrounding the former drywell. The RI would also include the installation of at least (4) groundwater monitoring wells. A minimum of three (3) shallow wells would be installed to delineate the limits of impacted groundwater. One (1) deep well will be needed since many of the compounds detected are denser than water and migrate downward in the aquifer.


BES also recommends additional samples be collected in the fenced transformer area. PCB's were detected outside the fence and the additional sampling is needed to verify higher levels of PCB's do not exist in soil within the fenced area.

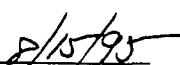
BES does not recommend additional delineation sampling in the area of the ink stained soil or distressed vegetation at this time. Both of these areas appear limited in size and could be addressed by excavating and stockpiling soil for disposal, and conducting post excavation soil sampling.

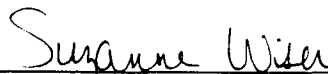
Following completion of the RI report, preliminary work on a Remedial Action Workplan could begin and an estimate of projected costs could be developed for potential remediation at the site.

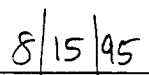
This report was prepared and is respectfully submitted by:

**Brinkerhoff Environmental Services, Inc.**

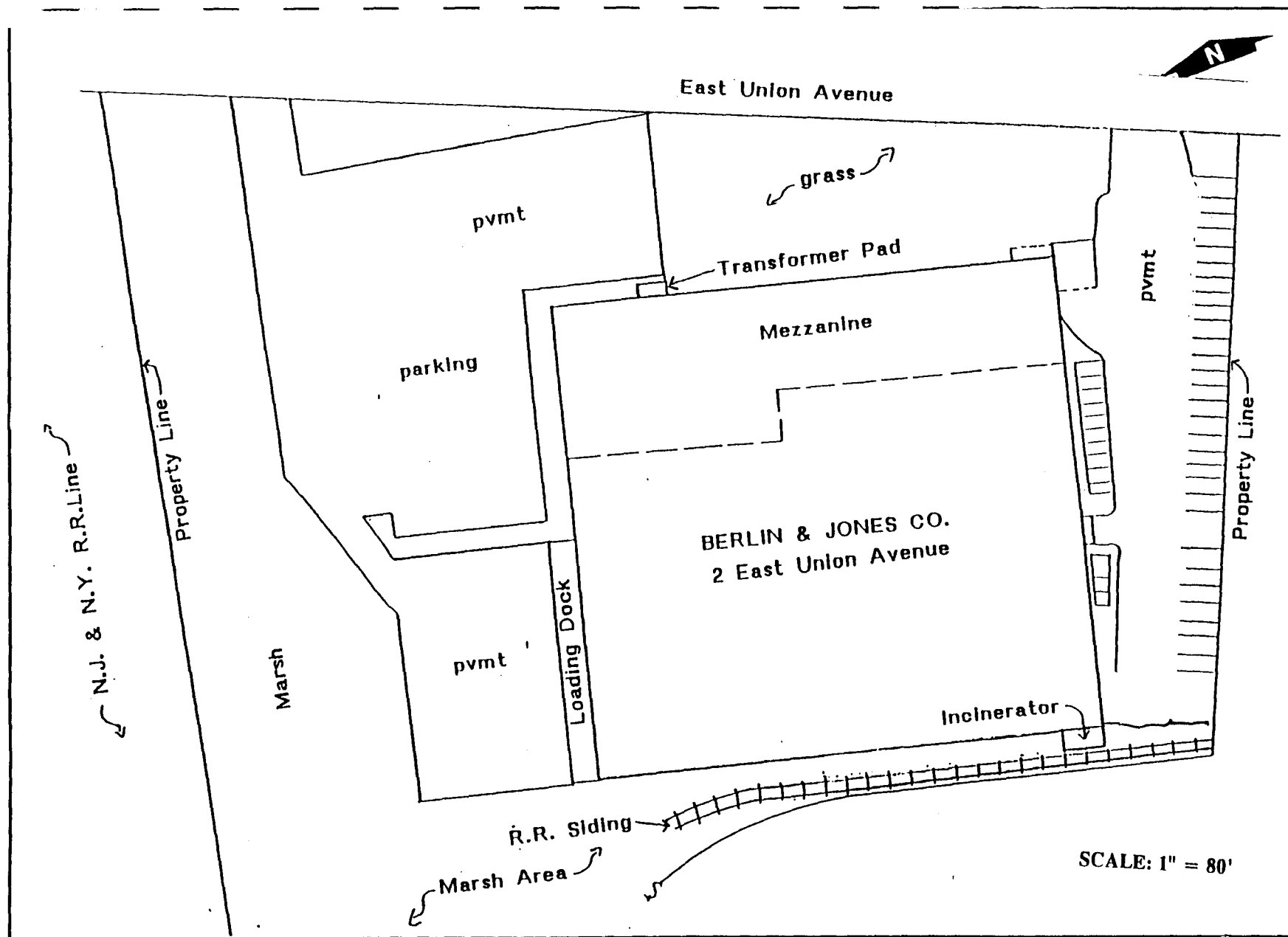
  
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Doug Harm, P.G.  
Senior Consulting Geologist

  
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Date

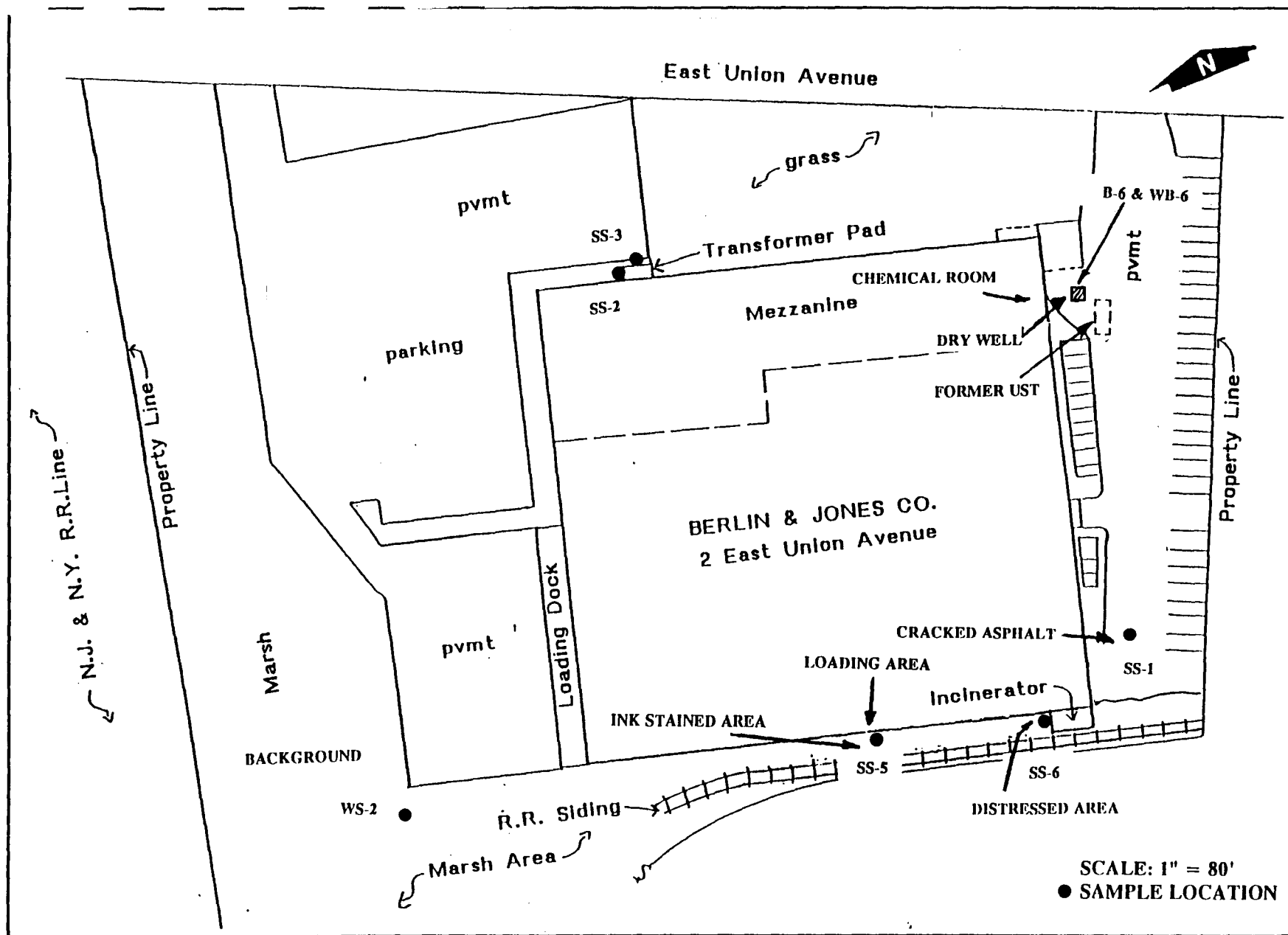
  
\_\_\_\_\_  
Suzanne Wisner, CEI  
Environmental Scientist

  
\_\_\_\_\_  
Date





**FIGURE 2**  
**SITE LOCATION MAP**  
**BERLIN & JONES CO., INC.**  
 2 East Union Avenue, East Rutherford, New Jersey



**FIGURE 3**  
**SAMPLE LOCATION MAP**  
**BERLIN & JONES CO., INC.**  
**2 East Union Avenue, East Rutherford, New Jersey**

## **ATTACHMENT 11**

4/98

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
DIVISION OF RESPONSIBLE PARTY SITE REMEDIATION  
P.O. Box 435, TRENTON, NJ 08625-0435

PRELIMINARY ASSESSMENT REPORT

Answer all questions. Should you encounter any problems in completing this form, we recommend that you discuss the matter with a representative from the Site Remediation Program. Submitting incorrect or insufficient data may cause processing delays and possible postponement of your transaction

PLEASE PRINT OR TYPE

Date: November 19, 2004

Industrial Establishment/Site Name Berlin & Jones Company, Inc.

Address 2 East Union Avenue

City or Town East Rutherford Zip Code 07070

Municipality East Rutherford County Bergen

Block (s) 106.01 Lots (s) 1

Site Remediation Program Case Number or EPA Identification Number JSRA Case No. E20040277

NJDEP Case No. 96-04-09-1615-53

1. Present a history of ownership and operations at the industrial establishment, in tabular form, from the time the site was naturally vegetated or utilized as farmland in accordance with N.J.A.C. 7:26E-3.1(c)1.i. (attach additional sheets as necessary)

Name of Property Owner	From	To
East Rutherford Brothers	Unknown	1953
Bergen County Associates	1953	1961
Harrison-Blaine, Inc. a New York Corp.	1961	1964
Harrison-Blaine of New Jersey, Inc.	1964	Present

Name of Operator	From	To
Berlin & Jones Company Co., Inc.	1962	July, 2004

*The property was originally developed circa 1961 from vacant land; an addition to the building was constructed in 1972.*



- 2A. In accordance with N.J.A.C. 7:26E-3.1(c)1.ii, provide a clear and concise description of the past industrial/commercial operation(s) conducted on site by each owner and operator. To the extent available the site history shall include an evaluation of the following sources of information:

(1) Sanborn Fire Insurance Maps; (2) MacRae's Industrial Directory; (3) Title and Deed; (4) Site plans and facility as-built drawings; (5) federal, state, county and local government files; (6) The Department Geographic Information System. (7) and any additional sources which may be available for a specific site.

Site history is frequently an item where preliminary assessments are incomplete. The Industrial Site Recovery Act requires that a diligent inquiry be made, researching the site history back to January 1, 1932. Common answers to this question have included: "Unknown", or "We are only a tenant on the site and have no knowledge of prior site history". Neither of these answers satisfies the requirement for a due diligent inquiry.

To avoid having a PA found incomplete by the Department due to insufficient information, the site history must be researched. The following are ways of obtaining information regarding site history: title searches; contacting the local and county health officials and municipal agencies (for example, local fire and police departments, and local planning, zoning, adjustment boards) requesting any information these public agencies may have on the specific location; and, interviewing long time neighbors of the industrial establishment. Tenants should always request information from the landlord. The applicant should always document any attempts to locate this information to support a claim that a diligent inquiry has been conducted. If the prior site history demonstrates that the current building was built on vacant unimproved property, it should be reported as such. If the site has been, or is now the subject of a site remediation, any prior cases should always be referenced.

Provide the page or appendix number where the site history may be found. Attachment 1

Provide a listing of the resources utilized to compile the site history and as appropriate copies of any maps or information, which will assist the Department in evaluating your conclusions.

<b>Name of Resource</b>	<b>Date of document reviewed</b>	<b>Appendix # if providing copies</b>
Sanborn Fire Insurance Maps – 'No Coverage'	June 8, 2004	Attachment 3
Aerial Photograph Review	April 28, 1947, January 14, 1963 & March 15, 1973	Attachment 4
Regulatory Database Report	June 9, 2004	Attachment 5

- 2B. Include a detailed description of the most recent operations subject to this preliminary assessment.

Provide the page or appendix # where the description of the most recent operations may be found. Attachment 1

3. Hazardous Substance/Waste Inventory: N.J.A.C. 7:26E-3.1(c)1.iii. List all raw materials, finished-products, formulations and hazardous substances, hazardous wastes, hazardous constituents and pollutants, including intermediates and by-products that are or were historically present on the site. Note: If past usage included farming, pesticides may be a concern and should be included in this list. **(attach additional sheets if necessary).**

Material Name	CAS # if known	Typical annual usage (gallons/lbs.)	Storage method (i.e. drum, tank, jars)
Refer to Attachment 6 for a Hazardous Substance Inventory List			

- 4 A. In accordance with N.J.A.C. 7:26E-3.1(c)1iv provide a summary of all current and historic wastewater discharges of **Sanitary and/or Industrial Waste** and/or sanitary sludges. Present and past production processes, including dates, and their respective water use shall be identified and evaluated, including ultimate and potential discharge and disposal points and how and where materials are or were received on-site. All discharge and disposal points shall be clearly depicted on a scaled site map.

Information required under this item is intended to identify potential discharges to any on-site disposal system, such as a septic system or lagoon or drywell. As an example, a facility that currently discharges sanitary and other wastes to the public sewer system, but maintained an on-site septic system prior to 1976, would complete this item as follows:

#### EXAMPLE

Discharge Period		Discharge Type	Discharge Location
From	To		
1977	Present	Sanitary/Industrial	Public Treatment Works
1960	1977	Sanitary/Industrial	On-site Septic System
1955	1960	Sanitary	On-site Septic System

#### Site Information

Discharge Period		Discharge Type	Discharge Location
From	To		
1962	Present	Sanitary/Industrial	Public Treatment Works
1962	1988	Industrial	Drywell

- 4B. Provide a narrative of disposal processes for all historic and current process waste streams and disposal points. (attach additional sheets if necessary)

The facility has been connected to the municipal sanitary sewer system since original development in 1961; the system receives discharges of both sanitary and industrial wastewater. From 1962 through 1988, small quantities of solvents and solvent-contaminated wastewater was released to a floor drain located in the solvent-storage room; said drain was routed to a drywell located along the eastern perimeter of the facility. The drain was sealed in 1988 and the drywell was removed in 1998. Investigation and remediation of contaminants associated with the drywell has been ongoing since 1995 (NJDEP Case No. 96-04-09-1615-53).

5. This question requires the applicant to conduct a diligent inquiry into the current and historic operations at the site to identify all of the potential areas of concern, which formerly or currently exists at the industrial establishment as defined in N.J.A.C. 7:26E-1.8.

Diligent inquiry as defined in N.J.A.C.7:26E-1.8 states:

A. Conducting a diligent search of all documents which are reasonably likely to contain information related to the object of the inquiry, which documents are in such person's possession, custody or control, or in the possession, custody or control of any other person from whom the person conducting the search has a legal right to obtain such documents; and

B. Making reasonable inquiries of current and former employees and agents whose duties include or included any responsibility for hazardous substances, hazardous wastes, hazardous constituents, or pollutants, and any other current and former employees or agents who may have knowledge or documents relevant to the inquiry.

In accordance with N.J.A.C. 7:26E3.1(c)1.v., a narrative shall be provided for each area of environmental concern describing the (A) Type; (B) Age; (C) Dimensions of each container/area; (D) Chemical Content; (E) Volume; (F) Construction materials; (G) Location; (H) Integrity (i.e., tank test reports, description of drum storage pad); and (I) Inventory control records, unless a Department-approved leak detection system, pursuant to N.J.A.C. 7:1E or 7:14B, has always been in place and there is no discharge history. If sampling is not proposed for any identified area of environmental concern, please explain why it is believed that the area of environmental concern does not contain contaminants above the applicable remediation standards. Submit all necessary documentation to verify this belief. The required narrative need not describe the sampling to be completed; however, it should state that sampling will be completed in accordance with the appropriate section of N.J.A.C.7:26E. Detailed descriptions of all remediation activities shall be described in the site investigation report in accordance with N.J.A.C.7:26E-3.13. Note: If the industrial establishment has multiple locations for one type of area of concern (example: underground storage tanks are located in 3 separate areas of the facility), each area must be discussed separately.

Please indicate if any of the potential areas of environmental concern listed below in #5A through #5G, as defined in N.J.A.C. 7:26E-1.8, formerly or currently exist at the industrial establishment by indicating Yes or No in the appropriate space as provided.

For the Location Reference Keyed to Site Map, use either a number or letter identification and be consistent throughout each phase of the remediation, referring to the same identification provided herein.

Provide the required narrative as an appendix to this report.

**I hereby certify that a diligent inquiry has been conducted to identify all current and historical potential areas of environmental concern and based on the diligent inquiry the areas of environmental concern identified below in question 5A through 5G are the only areas of environmental concern believed to exist at the above referenced industrial establishment.**

**A. Bulk Storage Tanks and Appurtenances, including, without limitation:**

<b>Area of Concern</b>	<b>Currently or Formerly Exists at the Site Yes/No</b>	<b>Location Referenced to the Site Map</b>	<b>Appendix Number</b>
Aboveground Storage Tanks and Associated Piping	Yes	AOC-1	Attachment 2
Underground Storage Tanks and Associated Piping	Yes	AOC-2	Attachment 2
Silos	No		
Rail Cars	No		
Loading and unloading areas	Yes	AOC-3	Attachment 2
Piping, above ground and below ground pumping stations, sumps and pits.	No		

**B. Storage and Staging Areas, including**

<b>Area of Concern</b>	<b>Currently or Formerly Exists at the Site Yes/No</b>	<b>Location Referenced to the Site Map</b>	<b>Appendix Number</b>
Storage pads including drum and/or waste storage	Yes	AOC-4	Attachment 2
Surface impoundments and lagoons	No		
Dumpsters	Yes	AOC-5	Attachment 2
Chemical storage cabinets or closets	Yes	AOC-6	Attachment 2

**C. Drainage systems and areas including without limitation**

<b>Area of Concern</b>	<b>Currently or Formerly Exists at the Site Yes/No</b>	<b>Location Referenced to the Site Map</b>	<b>Appendix Number</b>
Floor drains, trenches and piping and sumps	Yes	AOC-7	Attachment 2
Process area sinks and piping which receive process waste	Yes	AOC-8	Attachment 2
Roof leaders when process operations vent to the roof	No		
Drainage swales & culverts	No		
Storm sewer collection systems	No		
Storm water detention ponds and fire ponds	No		
Surface water bodies	No		
Septic systems leachfields or seepage pits	No		
Drywells and sumps	Yes	AOC-9	Attachment 2

**D. Discharge and disposal areas, including, without limitation:**

<b>Area of Concern</b>	<b>Currently or Formerly Exists at the Site Yes/No</b>	<b>Location Referenced to the Site Map</b>	<b>Appendix Number</b>
Areas of discharge per N.J.A.C. 7:1E	Yes	AOC-3, AOC-7, AOC-9	Attachment 2
Waste piles as defined by N.J.A.C 7:26	No		
Waste water collection systems including septic systems, seepage pits, & dry wells	Yes	AOC-9	Attachment 2
Landfills or landfarms	No		
Sprayfields	No		
Incinerators	Yes	AOC-10	Attachment 2
Historic Fill or any other Fill material	No		
Open Pipe discharges	Yes	AOC-7	Attachment 2

**E. Other areas of concern, including, without limitation:**

<b>Area of Concern</b>	<b>Currently or Formerly Exists at the Site Yes/No</b>	<b>Location Referenced to the Site Map</b>	<b>Appendix Number</b>
Electrical Transformers & Capacitors	Yes	AOC-11	Attachment 2
Hazardous material storage or handling areas	Yes	AOC-4, AOC-6	Attachment 2
Waste Treatment areas	No		
Discolored or spill areas	Yes	AOC-3, AOC-7	Attachment 2
Open areas away from production areas	No		
Areas of stressed vegetation	No		
Underground piping including industrial process sewers	No		
Compressor vent discharges	No		
Non-contact cooling water discharges	No		
Areas which receive flood or storm water from potentially contaminated areas	No		
Active or Inactive production wells	No		

**F. Building interior areas with a potential for discharge to the environment, including, without limitation:**

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Loading or Transfer areas	Yes	AOC-3	Attachment 2
Waste Treatment areas	No		
Boiler rooms	Yes	AOC-12	Attachment 2
Air vents and ducts	Yes	AOC-13	Attachment 2
Hazardous material storage or handling areas	Yes	AOC-3, AOC-4, AOC-6	Attachment 2

**G. Any other site-specific area of concern.**

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
None			

- 6 If the site area exceeds two acres, an interpretation of the aerial photographic history of the site shall be submitted in accordance with N.J.A.C. 7:26E-3.1(c)1.vi. The interpretation shall be based on available current and historical color, black and white and infrared aerial photographs (scale 1:18,000 or less) of the site and surrounding area at a frequency that provides the evaluator with a historical perspective of site activities. The photographic history shall date back to 1932 or the earliest photograph available. Aerial photographs are available for review at the New Jersey Department of Environmental Protection, Tidelands Management Program, Aerial Photo Library, 9 Ewing Street, Trenton, New Jersey, (609)-633-7369. Note, the applicant is not required to provide the Department with copies of the aerial photographs reviewed only an interpretation of what was observed in each photograph, which may represent an environmental concern.

\_\_\_\_\_ Check here if an aerial photo review was not complete and provide a reason.

\_\_\_\_\_  
\_\_\_\_\_

Provide the appendix number for the air photo review narratives: Attachment 4

7. Discharge History of Hazardous Substances and Wastes, N.J.A.C. 7:26E-3.1(c)1vii :

A. Have there been any known discharges of hazardous substances and wastes at the site?

\_\_\_\_\_ No (Go to question #8) X Yes (Complete Items 7B & 7C)

B. Was the Department notified of the discharge?

X Yes; \_\_\_\_\_ No

If yes, provide the Case # 96-04-09-1615-53 and 90-05-17-1021

C. Was a no-further-action letter, negative-declaration approval or full-compliance letter issued as a result of the cleanup of this discharge?

\_\_\_\_\_ Yes (Submit a copy of the no-further-action approval)

  X   No (Submit a complete Site Investigation or Remedial Action Report documenting the action taken to address the discharge) **Refer to Attachment 2 and Supplement 2**

- 8 In accordance with N.J.A.C.7:26E-3.1 (c) 1.vii, provide a description of any remediation activities previously conducted or currently underway at the site, including dates of discharges, remedial actions taken, and all existing sample results concerning contaminants which remain at the site. Copies of Department or other governmental agency no-further-action approvals should also be provided with a description of the areas to which the no-further-action approvals apply. This information is especially important if the approval was granted for the remediation of a portion of a site or a specific discharge event rather than the entire site subject to this preliminary assessment.

\_\_\_\_\_ Check here if this question does not apply.

Provide the appendix number for the required narrative and data summary   Attachment 2 and Supplement 2  

9. Protectiveness of past remedies, Order of Magnitude Analysis, N.J.A.C. 7:26E-3.1(c) 1.ix & N.J.A.C. 7:26E, 3.2(a)5

A. Have any areas of concern previously received a No-Further-Action approval from the Department or other equivalent government agency for which no additional remediation is proposed?   X   No (go to question #10). \_\_\_\_\_ Yes (complete 9B).

B. In accordance with N.J.S.A 58:10B-13(e) the following evaluation of the protectiveness of past remedies shall be completed for all areas of concern for which no further action was previously approved by the Department or other equivalent government agency and for which no additional remediation is proposed. All final sampling results shall be evaluated to determine if contaminant levels remaining on site are in compliance with current remediation criteria. The applicant shall complete the following:

Include a table comparing the levels of contaminants remaining in each area of concern, the numerical remediation standard approved in the remedial action workplan or at the time of no-further-action approval and the numerical remediation standards applicable at the time of the comparison. The table shall contain all sampling results, including sample location, sample media, field and laboratory identification numbers, and method detection limits, as necessary, and analytical results for all individual contaminants for each area of concern.

**I hereby certify that the order of magnitude analysis required pursuant to N.J.A.C. 7:26E has been completed, since the issuance of a No-Further-Action approval, negative declaration approval or equivalent remediation approval; and (Check the appropriate statements (1), (2), (3) or (4))**

(1) \_\_\_\_\_ The areas of concern listed below contain contaminants above the numerical remediation standard applicable at the time of the comparison, however no further action is required because: (check the appropriate sub statement)

\_\_\_\_\_ (a) The contaminant concentrations remaining in the areas of concern listed below are less than an order of magnitude (factor of 10) greater than the numerical remediation standard applicable at the time of the comparison;

\_\_\_\_\_ (b) The areas of concern or the site was remediated using engineering and institutional controls approved by the Department and these controls are still protective of public health, safety and the environment; or

\_\_\_\_\_ (c) The area of concern or the site was remediated to an approved site-specific remediation standard and all of the factors and assumptions which are the basis for deriving the site-specific remediation standard remain valid for the site.

Please list the areas of concern for which the previous statement applies.

Area of Concern	Location Reference Keyed to the Site Map
Not Applicable	

(2) \_\_\_\_ The areas of concern listed below contain contaminants above the numerical remediation standard applicable at the time of the comparison and further remediation is required because: (check the appropriate sub statement)

\_\_\_\_\_ (a) The contaminant concentrations remaining in the areas of concern listed below are more than an order of magnitude (factor of 10) greater than the numerical remediation standard applicable at the time of the comparison;

\_\_\_\_\_ (b) The areas of concern or the site was remediated using engineering and institutional controls approved by the Department and these controls are no longer protective of public health, safety and the environment; or

\_\_\_\_\_ (c) The area of concern or the site was remediated to an approved site-specific remediation standard and some or all of the factors and assumptions which are the basis for deriving the site-specific remediation standard are no longer valid;

Please list the areas of concern for which the previous statement applies.

Area of Concern	Location Reference Keyed to the Site Map
Not Applicable	

(3) \_\_\_\_ The areas of concern listed below do not contain contaminants above the numerical remediation standard applicable at the time of the comparison and no further remediation is required.



Please list the areas of concern for which the previous statement applies.

Area of Concern	Location Reference Keyed to the Site Map
Not Applicable	

(4)\_\_\_\_\_The contaminant concentrations remaining in the below listed areas of concern are more than an order of magnitude greater than the numerical remediation standard applicable at the time of the comparison. However, no further remediation is required by the person conducting this preliminary assessment, because, in accordance with N.J.S.A. 58:10B13(e), that person is not liable for the contamination pursuant to N.J.S.A. 58:10-23.11g

Please list the areas of concern for which the previous statement applies.

Area of Concern	Location Reference Keyed to the Site Map
Not Applicable	

#### 10 Historical Data on environmental quality at the Industrial Establishment

A. Have any previous sampling results documenting environmental quality of the Industrial Establishment not received a no further action approval from the Department or been denied approval by the Department? (N.J.A.C. 7:26E-3.1(c)1.viii)

\_\_\_X\_\_\_ Yes (See Attachment #\_2\_) \_\_\_\_\_ No (Go to 11)

B. Have there been any known changes in site conditions or new information developed since completion of previous sampling or remediation? If sampling results were obtained, but are not part of this application, please explain below (N.J.A.C. 7:26E-3.1©xi):

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- 11 List all federal, state and local environmental permits at this facility, including permits for all previous and current owners or operators, applied for, received, or both (Attach additional sheets if necessary).

Check here if no permits are involved \_\_\_\_\_

A. New Jersey Air Pollution Control

Permit Number	Expiration Date	Type of Permitted Unit
PCP990001	August 29, 2005	Paper Dust Collectors (refer to Attachment 7)
Cert. No. 004541	Expired	Incinerator (inactive)

B. Underground Storage Tank Registration Number 032765

Size of Tank (Gallons)	Tank Contents
1,500 gallon	Ethyl Alcohol
(Removed in 1991)	

C. New Jersey Pollutant Discharge Elimination System (NJPDDES) Permit

Permit Number	Discharge Type	Discharge Location Keyed to Site map	Expiration Date
N/A			

D. Resource Conservation and Recovery Act (RCRA) permit # \_\_\_\_\_

E. EPA Identification Number NJD001223577

F. In accordance with N.J.A.C. 7:26E-3.1(c) xii, list all other federal, state, local government environmental permits for all previous and current owners or operators applied for and/or received for the site including:

- (1) Name and address of the permitting agency
- (2) The reason for the permit
- (3) The permit identification number
- (4) The application date
- (5) The date of approval, denial or status of the application
- (6) The name and current address of the permittees
- (7) The reason for the denial, revocation or suspension if applicable
- (8) The permit expiration date

      X       Check here if no other environmental permits were applied for or received for this site.

Provide the appendix # for the required listing if other environmental permits exist for this site                     .

12. In accordance with N.J.A.C. 7:26E-3.1(c)xiii, provide a summary of enforcement actions (including but not limited to, Notice of Violations, Court Orders, official notices or directives) for violations of environmental laws or regulations (attach additional sheets if necessary):

A. Check here if no enforcement actions are involved       X       (Go to 13 otherwise complete 12B)

B. (1) Name and address of agency that initiated the enforcement action

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(2) Date of the enforcement action                                     

(3) Section of statute, rule or permit allegedly violated                                     

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(4) Type of enforcement                                     

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(5) Description of the violation \_\_\_\_\_

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(6) How was the violation resolved? \_\_\_\_\_

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13. In accordance with N.J.A.C. 7:26E-3.1(c) xiv, please provide a narrative description of all areas where non-indigenous fill materials were used to replace soil or raise the topographic elevation of the site, including the dates of emplacement.
14. A. In accordance with N.J.A.C. 7:26E-3.2(a) 3.i, submit a scaled site plan, detailing the subject lot and block, property and or leasehold boundaries, location of current and former buildings, fill areas, paved and unpaved areas, vegetated areas, and all areas of concern identified above and all active or inactive wells. **Refer to Figure 2**
- B. Scaled historical site maps and facility as built drawings (if available). **Refer to Attachment 8**
- C. A copy of the United States Geologic Survey (USGS) 7.5 minute topographical quadrangle that includes the site and an area of at least one mile radius around the site. The facility location shall be clearly noted. If a portion of the USGS quadrangle is used, the scale, north arrow, contour interval, longitude and latitude with the name and date of the USGS quadrangle shall be noted on the map. **Refer to Figure 1**
15. In accordance with N.J.A.C. 7:26E-3.2, please provide the date that the site visit was completed to verify the findings of the preliminary assessment. June 3, 2004

16. List any other information you are submitting or which has been formerly requested by the Department:

Description	Appendix #
Site Photographs	Attachment 9
Historic Preliminary Assessment/Site Investigation Report dated August 15, 1995 by Brinkerhoff Environmental Services, Inc.	Supplement 1
Remedial Investigation Report	Supplement 2
Laboratory Data Packages	Supplements 3 and 4

**CERTIFICATION:**

The following certification shall be signed by the highest-ranking individual at the site with overall responsibility for that site or activity. Where there is no individual at the site with overall responsibility for that site or activity, this certification shall be signed by the individual having responsibility for the overall operation of the site or activity.

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this application and all attached documents, and based on my inquiry of those individuals immediately responsible for obtaining the information, to the best of my knowledge the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information, and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties.

Typed/Printed Name James L. Harrison

Title: President

Signature

Date

11/12/04

Sworn to and Subscribed Before Me on this

11-12-2004

Date of

11-12-04

Notary

Brian Ketteler



My Commission Expires 09/17/2008

**Division of Responsible Party Site Remediation  
Industrial Site Recovery Act**

**INITIAL NOTICE FEE SUBMITTAL FORM**

Case # (if known) E20040277

Case Name (Active Case) Berlin & Jones Co., Inc.

Check drawn from the account of HARRISON-BLAINE OF NEW JERSEY Check/M.O. # 5294

Amount Enclosed \$750.00

**Please circle the appropriate payment location(s)**

- |     |  |                 |
|-----|--|-----------------|
| 1.  | General Information Notice                             | \$100.00        |
| 2.  | <b>Preliminary Assessment Report</b>                   | <b>\$250.00</b> |
| 3.  | <b>Site Investigation Report</b>                       | <b>\$500.00</b> |
| 4.  | Negative Declaration Review                            | \$100.00        |
| 5.  | Expedited Review Application•                          | \$250.00        |
| 6.  | Remediation in Progress Waiver Application•            | \$250.00        |
| 7.  | Regulated Underground Storage Tank Waiver Application• | \$500.00        |
| 8.  | Area of Concern Waiver Application•                    | \$200.00        |
| 9.  | Limited Site Review Application•                       | \$450.00        |
| 10. | Applicability Determination Application                | \$200.00        |
| 11. | De minimis Quantity Exemption Application              | \$200.00        |
| 12. | Limited Conveyance Application•                        | \$500.00        |
| 13. | Remediation Agreement Application                      | \$1000.00       |
|     | Remediation Agreement Amendment Application            | \$500.00        |
| 14. | Confidentiality Claim                                  | \$250.00        |
| 15. | Remedial Action Workplan Deferral Application•         | \$750.00        |

- This fee includes the costs of the Department's review of the General Information Notice required pursuant to N.J.A.C. 7:26B-3.2(a). Any person submitting this fee shall not be required to submit a separate General Information Notice fee.

Note: All applicable fees are due with the submission of each document. A case will remain with the Initial Notice Section up through the submission of a Remedial Investigation Report or the submission of a schedule to implement a Remedial Investigation or Remedial Action at Peril.

**FIGURE 1**

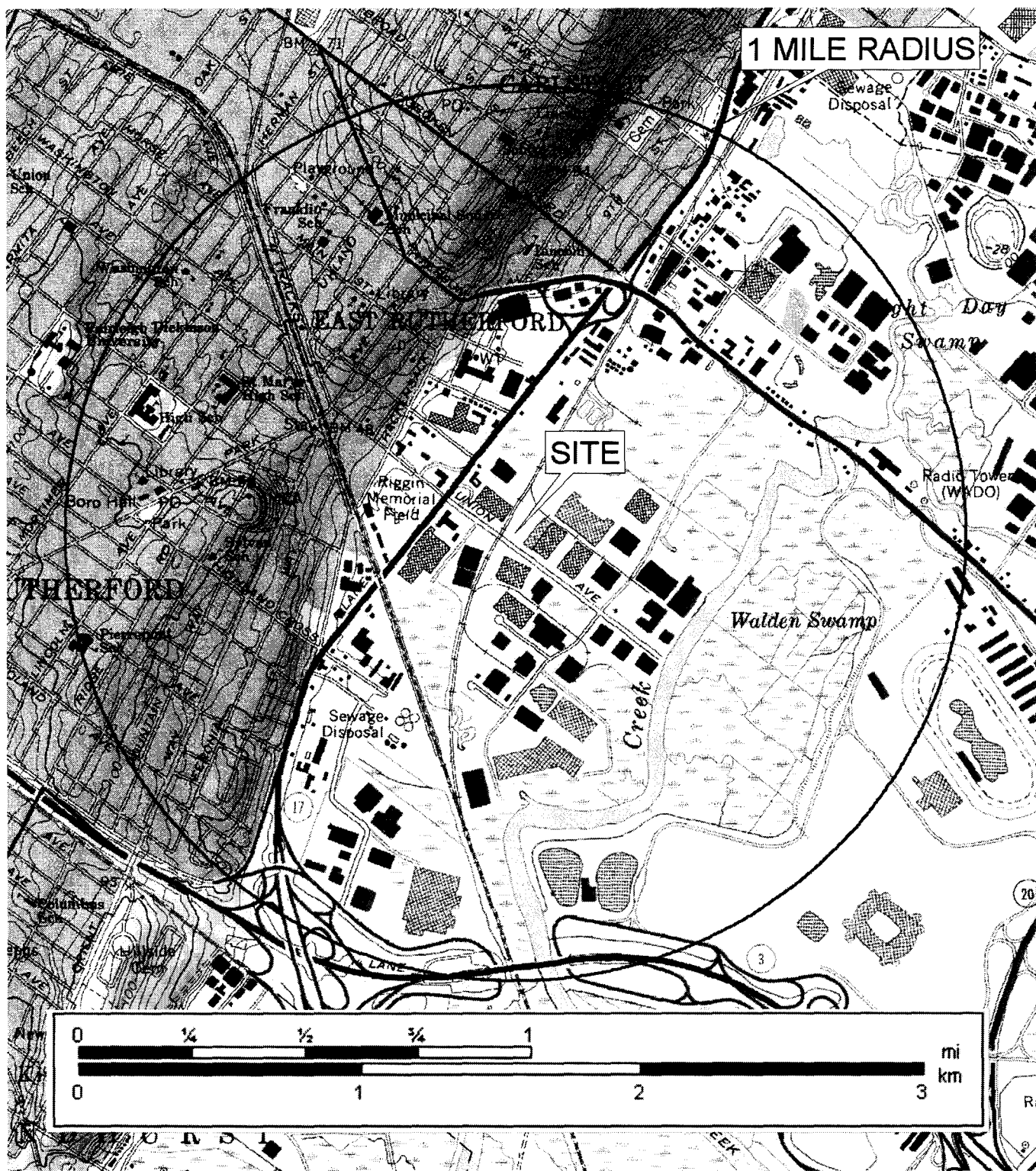


FIGURE 1  
USGS SITE LOCATION MAP

FORMER ENVELOPE MANUFACTURING FACILITY  
2 EAST UNION AVENUE  
EAST RUTHERFORD, BERGEN COUNTY, NEW JERSEY

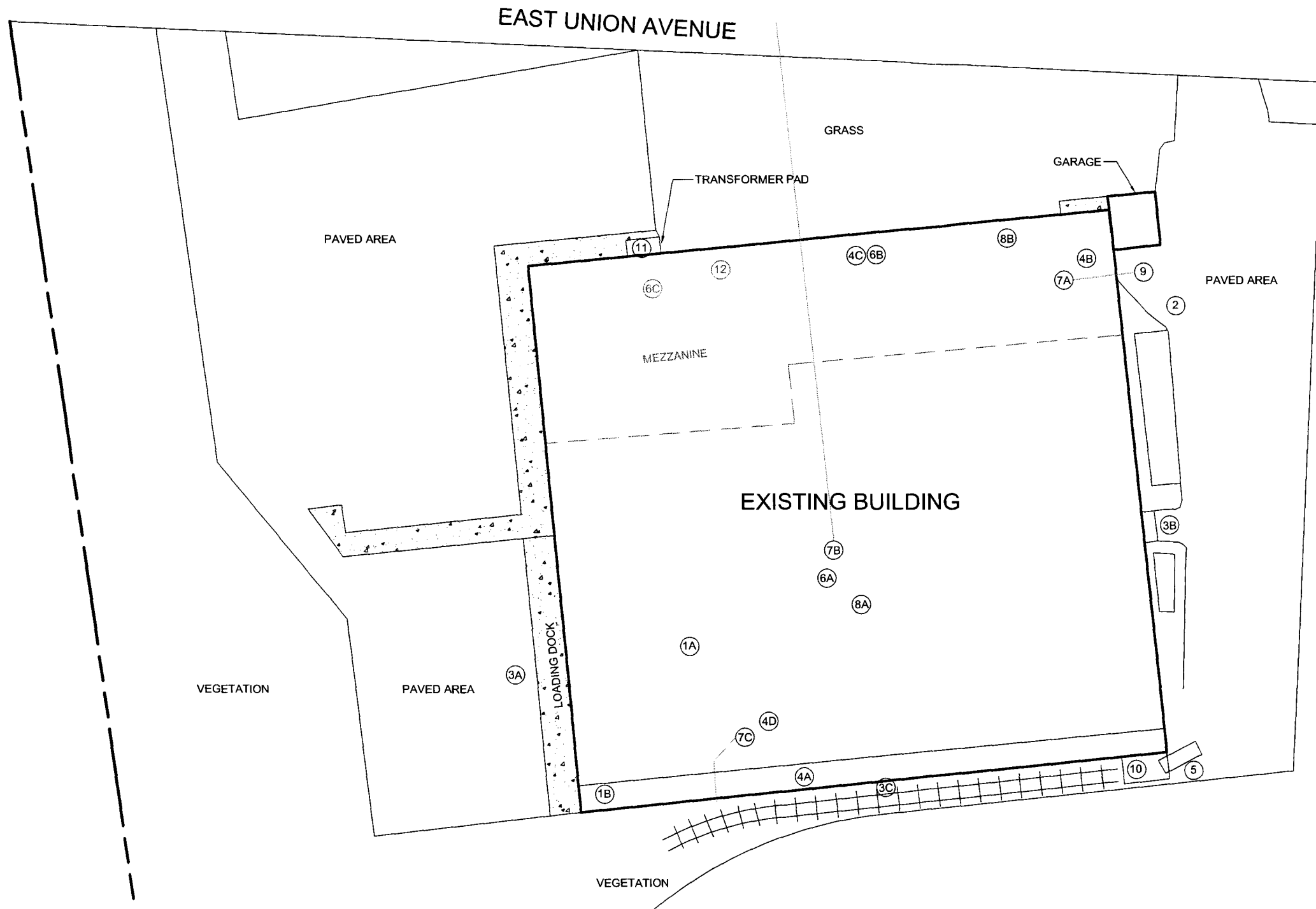
DATE: 9/3/04

REFERENCE: USGS QUADRANGLE MAP – WEEHAWKEN, NJ

FL#USGS MAP (J1642)



**FIGURE 2**



**NOTES:**

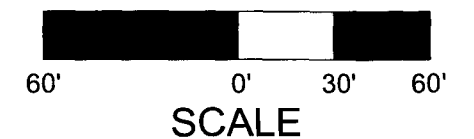
1. ALL LOCATIONS ARE APPROXIMATE FOR ILLUSTRATIVE PURPOSES ONLY.
2. REFERENCED FROM A SITE LOCATION MAP PREPARED BY BRINKERHOFF ENVIRONMENTAL SERVICES, INC., MANASQUAN, NJ; AND FIELD ACTIVITIES CONDUCTED BY EIKON PERSONNEL.

**LEGEND:**

- ① AREA OF CONCERN LOCATION AND DESIGNATION

**AREAS OF CONCERN:**

- ① ABOVEGROUND STORAGE TANKS
- ② UNDERGROUND STORAGE TANKS
- ③ LOADING AND UNLOADING AREAS
- ④ DRUM STORAGE AREAS
- ⑤ DUMPSTERS
- ⑥ CHEMICAL STORAGE CABINETS
- ⑦ FLOOR DRAINS AND PIPING
- ⑧ PROCESS AREA SINKS
- ⑨ DRY WELL
- ⑩ INCINERATOR
- ⑪ ELECTRICAL TRANSFORMER
- ⑫ BOILER ROOM
- ⑬ AIR VENTING (NOT DEPICTED)



**FIGURE 2**

AREA OF CONCERN MAP  
**BERLIN & JONES CO., INC. FACILITY**  
 2 EAST UNION AVENUE  
 EAST RUTHERFORD, BERGEN COUNTY, NEW JERSEY

**EIKON PLANNING AND DESIGN, LLC**  
 221 HIGH STREET • P.O. BOX 469  
 HACKETTSTOWN, NJ 07840  
 ph: 908-813-2323 • fax: 908-813-8360  
 email: [info@eikonplanning.com](mailto:info@eikonplanning.com)

PROJ. NO.: 16420504#1	DATE: 11-19-04	SCALE: AS SHOWN	DRAWN BY/APP. BY: ACD/VCP
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## **ATTACHMENT 1**

## **ATTACHMENT 1**

### **PROPERTY DESCRIPTION AND SITE HISTORY**

The Berlin & Jones Co., Inc. property (Berlin & Jones), comprising 6.29 acres, includes one two-story structure surrounded by paved parking areas to the east and west, grass landscaping to the north and an inactive railroad spur to the south. The building was constructed circa 1961 and Berlin & Jones have been the only onsite tenant since 1962; the property was previously vacant land. The location of the subject property is identified in Figure 1 and a diagram of the property features is provided as Figure 2. The area surrounding the property is a mixture of manufacturing facilities and warehouses in an industrial park-type setting.

The primary industrial operation by Berlin & Jones was paper converting (i.e., SIC Code 2677). Said operation involves numerous machines which cut paper, applied printing and adhesives, and converted the paper into business envelopes. The facility contains over 70,000 square feet of manufacturing/warehousing space and 30,000 square feet of office space (primarily the second story loft area). The facility utilized various inks, solvents and adhesives in the manufacturing process; the majority of the chemicals were either stored in drums or in aboveground storage tanks (ASTs).

Chemical wastes (e.g., spent solvents, waste oils, etc.) generated by the manufacturing processes were collected, containerized and shipped offsite for disposal by Safety-Kleen Corp., Lionetti Oil Recovery and Bill's Waste Oil Service (Facility EPA ID No. NJD001223577). An incinerator, located along the southeastern corner of the facility, was formerly utilized to burn scrap paper, cardboard and wooden pallets (Permit No. 004541). Scrap paper more recently was accumulated via a dust collector system, compressed and bundled for disposal.

The primary facility operations reportedly remained similar throughout the history of the property, with minor alterations (e.g., oil based inks were replaced with water-based inks, updated assembly machines were installed, railroad deliveries were discontinued, etc.). The facility is serviced by city-supplied water and sanitary sewer services; the building is heated by natural gas.

Recently, Berlin & Jones entered into bankruptcy and the business assets were subsequently purchased; the onsite facility operations ceased in July, 2004 (i.e., the building is currently vacant). Prior to the current ISRA-triggering transaction, a voluntary environmental site assessment of the property was performed by Berlin & Jones in 1995; a copy of a Preliminary Assessment/Site Investigation Report (PA/SIR) dated August 15, 1995 is provided as Supplement 1. Said PA/SIR identified several areas of potential concern at the site; additional details of same are provided in the following sections.

## **ATTACHMENT 2**

## **ATTACHMENT 2**

### **AREA OF CONCERN DETAILS**

#### **A. Bulk Storage Tanks and Appurtenances**

##### **1. AOC-1: Aboveground Storage Tanks (ASTs)**

A variety of raw chemicals were staged within ASTs located within the facility. The largest ASTs, collectively designated as AOC-1A, were constructed of fiberglass composite material and were staged within the manufacturing area. Said ASTs included one 3,000 gallon "Back Gum" tank, one 3,500 gallon "Trycite Gum" tank and one 5,000 gallon "Front Gum" tank (i.e., all adhesives used in the envelope assembly process). The ASTs were elevated on steel supports and were staged over the concrete floor of the building. No significant staining was observed below the ASTs and the concrete appeared to be in good structural condition, with no cracks or openings identified.

In addition, several smaller storage totes, collectively designated as AOC-1B, were noted to be staged within both the production area and the rear loading dock area; the plastic totes contained resin patch and resin seal. No staining was observed in the area of the totes and the underlying concrete appeared to be in good structural condition, with no cracks or openings identified.

##### **Recommendations**

Based upon the observed condition of the former ASTs, the structural condition of the underlying concrete and the absence of any obvious evidence of historic discharges, no environmental concern was identified; no further action is proposed regarding AOC-1A and AOC-1B.

##### **2. AOC-2: Underground Storage Tank (UST)**

One 1,500 gallon ethyl alcohol UST was formerly utilized at the property; said UST was located along the eastern perimeter of the facility below the paved parking area (refer to Figure 2). The subject UST was decommissioned and removed from the property in September, 1991. According to available information, no evidence of a discharge was identified following the removal of the UST. Please note, ethyl alcohol is not regulated by the NJDEP. The Department's registration records for the UST identify same as being removed.

##### **Recommendations**

Based upon the former contents of the UST and the conditions reported during the removal procedures, no evidence of environmental concern was identified. Please note, the former tank area is immediately adjacent to the former drywell area (AOC-9), which has undergone extensive soil and groundwater investigation for both volatile organic compounds (VOCs) and alcohols (refer to Supplement 2). Based upon available information for the former UST, no further action is proposed regarding AOC-2.

##### **3. AOC-3: Loading and Unloading Areas**

Various loading and unloading areas have been utilized at the Berlin & Jones facility; an assortment of raw materials and finished goods were handled at the loading/unloading areas. The main shipping and receiving area is located along the west side of the building,

designated as AOC-3A. The elevated concrete loading docks at this location abut asphalt pavement and gravel areas. Several spring-loaded levelers were noted within the loading dock. No evidence of staining/discharges was noted atop the concrete or the ground surface. The majority of the materials handled at the loading areas consisted of large rolls of paper products, cardboard and finished envelope products.

The loading dock located along the eastern perimeter of the facility, designated as AOC-3B, was utilized for loading bundles of compressed scrap paper. No evidence of discharges were noted along the dock or the adjacent pavement.

Along the rear of the facility (i.e., south end) is a loading dock previously serviced by the railroad, which is no longer active (designated as AOC-3C). The loading area was more recently utilized for staging wooden pallets, several drums and totes. Historically, during the 1995 PA/SI activities, an ink stain was identified on the ground adjacent to the railroad loading dock. A surface soil sample collected from the stained area revealed elevated concentrations of select compounds, including tetrachloroethene (PCE), aroclor-1254, total petroleum hydrocarbons (TPHC) and several priority pollutant metals (refer to Supplement 1). To further assess this documented impact, additional investigation of the ink stain area was performed in 2004; refer to the Remedial Investigation Report (RIR) provided as Supplement 2 for details of said investigation.

## **Recommendations**

Based upon the observed conditions of the facility loading and unloading areas along the eastern and western perimeters of the building, no obvious evidence of environmental concern was noted; therefore, no further action is proposed regarding AOC-3A and AOC-3B. As detailed in the RIR, the ink stain area identified adjacent to the former railroad loading dock was investigated and limited contaminant impacts were identified; recommendations for further action with regard to AOC-3C are provided in Supplement 2.

## **B. Storage and Staging Areas**

### **1. AOC-4: Storage Pads, Including Drum and/or Waste Storage**

Drums of various raw materials were staged within the facility, including the loading dock area (AOC-4A), a chemical storage room located along the eastern end of the building (AOC-4B), an ink mixing room located along the northern end of the facility (AOC-4C) and an area adjacent to the vacuum pump/air compressors (AOC-4D). The drums staged within both the loading dock area (i.e., primarily inks, extenders, degreasers) and the ink mixing room appeared to be in good condition and only minor, incidental surface staining was identified on the underlying concrete floor. The concrete appeared to be in good structural condition, with no obvious cracks or openings noted.

The drums located near the vacuum pumps/air compressors primarily contained hydraulic oils. Moderate spills and staining were noted on the floor adjacent to the drums; absorbent flakes were utilized by Berlin & Jones to contain said spills. The concrete appeared to be in good structural condition, with no obvious cracks or openings noted. One floor drain was identified in the area of the air compressors (refer to AOC-7).

The drums staged within the chemical storage room contained hazardous and/or flammable substances. The room is constructed with a sunken floor, which creates a dike to contain spills. The entrance to the room is outfitted with a steel fire door. Moderate staining was noted on the concrete floor within the room; the concrete appeared to be in good structural condition, with no obvious cracks or openings noted.

Waste materials generated by the onsite manufacturing processes (e.g., spent solvents, waste oils, etc.) were containerized and shipped offsite for disposal by several contracted

waste haulers. The facility reportedly generated up to 7,000 pounds of waste per year during its operation.

### **Recommendations**

With regard to the onsite drum staging, only moderate staining/spills were identified atop the concrete floor, which appeared to be in good structural condition (i.e., no discharges to the environment). The floor drain identified in the area of the vacuum pumps/air compressors is addressed later in this report. Based upon the observed conditions of the drums and the staging areas, no further action is proposed with regard to AOC-4A through AOC-4D.

## **2. AOC-5: Dumpsters**

A solid waste dumpster outfitted with a compactor unit was located at the southeastern corner of the facility. The metal dumpster, which was staged atop a concrete pad surrounded by asphalt, received generic municipal-type debris including paper products, cardboard, plastics and general office/kitchen wastes. No hazardous substances were disposed in the dumpster. No significant staining or evidence of spills were observed on, or in the area of, the dumpster during the site inspection.

### **Recommendations**

Based upon the observed condition of the former dumpster and surrounding area, no obvious evidence of environmental concern was noted; no further action is proposed for AOC-5.

## **3. AOC-6: Chemical Storage Cabinets or Closets**

Various chemical storage cabinets were located within the manufacturing areas of the building, including the machine shop (AOC-6A), the ink room (AOC-6B) and the second floor plate washing/development room (AOC-6C). Each cabinet appeared to be properly labeled and only minor, incidental spills/stains were noted on the concrete floors in the vicinity of same; no floor drains were identified in proximity to the noted stains. Several individual containers of chemical materials (e.g., pails of ink, containers of lubricants and degreasers, etc.) were noted within several areas of the building; no improper handling of the materials was noted.

### **Recommendations**

Based upon the observed conditions of the former chemical storage cabinets, no obvious evidence of environmental concern was noted; no further action is proposed for AOC-6A through AOC-6C.

## **C. Drainage Systems**

### **1. AOC-7: Floor Drains, Trenches, Piping and Sumps**

Three current/former floor drains were identified within the facility, including one drain formerly leading to the onsite drywell (AOC-7A), one drain located in the machine shop area (AOC-7B) and one drain near the vacuum pumps/air compressors (AOC-7C).

The drain leading to the drywell was located in proximity to the chemical storage room in the northeastern portion of the property and was utilized up until the mid-1980's; said drain historically received small quantities of solvents and solvent-contaminated wastewater. The drain was sealed in 1988 and the drywell was subsequently investigated and remediated beginning in 1995 (refer to AOC-9). No additional discharges to the drain



have occurred.

The drain located in the machine shop was inspected by the NJDEP on July 9, 1997. Subsequently, Berlin & Jones provided information to the Department on August 13, 1997, including a historic site diagram, confirming the drain leads to an oil/water separator and then to the municipal sanitary sewer system (refer to Attachment 8). Based upon same, no further assessment of the drain was required by the NJDEP.

The drain identified in proximity to the air compressors/vacuum pumps was noted to be receiving small quantities of oily water; the oil portion was identified as Morlina oil, which is characterized as an industrial turbine oil. During the site inspection, the pipe was traced and was discovered to be discharging to the rear of the building (i.e., south end, adjacent to the railroad) directly to ground surface. Oil staining and product was observed at said location. Upon confirming the improper routing of the floor drain, the drain was sealed, the discharge pipe was capped and the oil spills were addressed by Berlin & Jones (i.e., the liquid inside the building was absorbed with booms and flakes). Details of the investigation and remediation of the floor drain discharge area along the exterior of the facility are outlined in the supplemental RIR.

### **Recommendations**

The former drywell drain was sealed 16 years ago; historic discharges to said drain are addressed under AOC-9. The machine shop drain is routed to the oil/water separator and the municipal sanitary sewer system; no improper discharges from said drain have been identified. Discharges from the vacuum pump/air compressor area to the floor drain have been investigated and remediated (refer to the RIR); the results of post-remediation sampling have confirmed the absence of remaining environmental concern. Based upon these conditions, no further action is proposed for AOC-7A through AOC-7C.

## **2. AOC-8: Process Area Sinks**

Several steel-basin sinks, designated as AOC-8A, were observed within the production areas of the facility. Evidence of staining, primarily from inks, was observed both within, and along the perimeter of, the sinks. The sinks were noted to be routed to “mesh treatment” units prior to discharging to the municipal sanitary sewer system. An additional sink, designated as AOC-8B, was identified in the plate cleaning room. Said sink was utilized to clean printing plates with common detergents; no significant staining was observed within the plate cleaning room sink.

In addition to the sinks, a parts cleaner basin, designated as AOC-8C, was observed within the machine shop area of the facility. The degreasing fluid was collected in a drum staged below the basin; said drum was disposed offsite by waste contractors (e.g., Safety Kleen, Lionetti Oil, etc.). No significant staining was observed atop the concrete floor in proximity to the parts cleaning basin.

### **Recommendations**

Although evidence of staining was noted within several of the production area sinks, the effluent was routed through a treatment unit and ultimately discharged to the municipal sanitary sewer system; no septic systems have been identified onsite. The parts cleaner basin appeared to be properly maintained; the waste fluids were collected and transported offsite for disposal. Based upon same, no further action is proposed for AOC-8A through AOC-8C.

### **3. AOC-9: Drywell**

Historically, a floor drain located in proximity to the chemical storage room was routed to a drywell located along the eastern perimeter of the facility. The floor drain reportedly received small quantities of solvents and solvent-contaminated wastewater. The subject drain was sealed in 1988; initial investigation of the drywell area was performed by Brinkerhoff in 1995 (refer to Supplement 1). Said investigation revealed contaminant impacts to both soil and groundwater, including elevated levels of chlorinated volatile organic compounds (VOCs) and select priority pollutant metals.

Subsequently, the contamination was reported to the NJDEP (Case No. 96-04-09-1615-53) and further remedial investigation procedures and remedial actions were implemented over the course of several years, including the removal of the drywell and surrounding soils, the collection of subsurface soil samples, the installation and sampling of multiple groundwater monitoring wells, and the assessment of nearby receptors. Extensive technical documentation regarding this area of concern is on file with the NJDEP's Bureau of Field Operations – Northern.

Further description of the environmental concerns associated with the former drywell and the results of recent soil and groundwater sampling conducted at the site, including recommendations for further action, are detailed in the supplemental RIR.

#### **Recommendations**

The former drywell has been removed from the property and remedial actions are ongoing. Details of the current site conditions and a proposal to address the remaining contaminants of concern are detailed in the RIR.

### **D. Discharge and Disposal Areas**

Refer to AOC-3C (ink stain near loading dock), AOC-7C (floor drain discharge to the rear of facility) and AOC-9 (former drywell) for issues pertaining to areas of discharge.

#### **1. AOC-10: Incinerator**

The facility formerly utilized one incinerator, located at the southeastern corner of the building, to burn waste paper products, cardboard and wooden pallets. The operation of the incinerator was permitted with the NJDEP (Certificate No. 004541). The incinerator has been inactive for approximately 10 years. Assessment of the incinerator during our firm's site inspection revealed no obvious evidence of staining or discharges from the unit.

In 1995, a surface soil sample was collected by Brinkerhoff in the immediate area of the incinerator (i.e., adjacent to the concrete staging pad in an area of possible distressed vegetation); refer to Supplement 1 for a copy of the Brinkerhoff PA/SI Report. Said soil sample was analyzed for priority pollutants (PP+40) and total petroleum hydrocarbons (TPHC). All of the analytical results reported by Brinkerhoff are below the current NJDEP Soil Cleanup Criteria (SCC).

#### **Recommendations**

Based upon the observed condition of the incinerator, the proper permitting of the unit during its operation and the results of the 1995 soil assessment, no evidence of environmental concern was identified; no further action is proposed for AOC-10.

## **E. Other Areas of Concern**

### **1. AOC-11: Electrical Transformers & Capacitors**

Pad-mounted transformers are located along the northern perimeter of the facility. The transformers have been present onsite since initial development of the property in 1961. The concrete pad is surrounded by gravel and the area is secured with a chain-link fence. No obvious evidence of staining or discharges was noted on the transformer units, the pad or the gravel. The PCB content of the transformers was not readily identifiable.

In 1995, two soil samples were collected by Brinkerhoff from the perimeter of the transformer pad to confirm the absence of historic discharges (refer to Supplement 1). Said samples were analyzed for PCBs and the analytical results revealed trace to non-detectable PCB concentrations. All of the reported results were below the most stringent NJDEP SCC.

#### **Recommendations**

Based upon the observed condition of the transformers and the results of the 1995 soil assessment, no obvious evidence of environmental concern was identified; no further action is proposed for AOC-11.

## **F. Building Interior Areas with a Potential for Discharge**

### **1. AOC-12: Boiler Room**

The heating systems for the subject facility are fueled by natural gas, which enters the building from the north off of East Union Avenue; there are no heating oil USTs onsite. Within the manufacturing and warehouse portions of the facility, hot air units are suspended from the ceiling. There is a small boiler room located within the second floor loft area of the building, which services the office/lunchroom areas. Inspection of the natural gas boiler revealed no evidence of environmental concern.

#### **Recommendations**

Based upon the observed condition of the boiler room and the use of natural gas heat, no obvious evidence of environmental concern was noted; no further action is proposed regarding AOC-12.

### **2. AOC-13: Air Vents and Ducts**

The facility maintained an air permit for the use of a dust collector system in the production area of the facility (refer to Attachment 7). The system collected dust and paper scraps from the manufacturing/assembly machines and transported the waste to a collection area where the paper was compressed and bundled for disposal offsite. Formerly, the operation of the incinerator unit was permitted with the NJDEP until the unit was deactivated approximately 10 years ago.

During inspection of the property, the plate washing operations on the second floor of the building were noted to utilize hooded vents. In addition, a small drying oven, which had been inactive for over 1 year, was noted to vent to the roof. According to Berlin & Jones personnel, the washing operations did not require a permit based upon the chemical type and the infrequency of use. The former drying oven was replaced with a non-venting unit.

**Recommendations**

Based upon the proper operation and permitting of the dust collector system, the historic permitting of the incinerator and the observed conditions of the plate washing operations, no environmental concern was identified; no further action is proposed regarding AOC-13.

J1642

## **ATTACHMENT 12**

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
DIVISION OF RESPONSIBLE PARTY SITE REMEDIATION

Underground Storage Tanks  
Registration and Billing Unit  
PO Box 028, Trenton, N.J. 08625-0028  
1-609-633-0719

**FOR STATE USE ONLY**

Check In ☐ Yes ☐ No

STATUS COMCODE  
Active Inactive  
☐ ☐ ☐ ☐ ☐ ☐

**UNDERGROUND STORAGE TANK  
FACILITY CERTIFICATION QUESTIONNAIRE**

FACILITY UST # 0327657

Completion of this Registration Questionnaire will satisfy the registration requirements of the Underground Storage of Hazardous Substances Act, N.J.S.A. 58:10A-21, and the Registration and Billing Regulations N.J.A.C. 7:14B-2.

Check appropriate box

- A. ☐ This is a registration of a proposed or newly installed underground storage tank. (This form must be filed at least 30 days prior to operation)  
B. ☐ This is a registration of an existing underground storage tank not presently registered.  
C. ☒ This is a correction or amendment to an existing facility registration.  
D. ☐ There have been no changes to the facility registration since last submittal. (Go to certification page for signature)

If "C" is checked above, please check the appropriate type of change(s) below

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Facility Name and/or Address Change     | <input type="checkbox"/> Type of Product(s) Stored                                     | <input type="checkbox"/> Financial Responsibility Change   |
| <input type="checkbox"/> Owner Name and/or Address Change        | <input type="checkbox"/> Substantial Modification(s)                                   | <input type="checkbox"/> Sale or Transfer (Complete Section A, Questions 4,5,6 & Section B, 12D) |
| <input type="checkbox"/> Facility Operator and/or Address Change | <input type="checkbox"/> Tank(s) and/or Piping Changes                                 | <input type="checkbox"/> Other (please specify)  |
| <input type="checkbox"/> Owner Contact Person Change             | <input checked="" type="checkbox"/> Closure (Complete Section B Questions 1,4,5,11,12) |  |

**SECTION A - GENERAL FACILITY INFORMATION**

1. Facility Name  
2. Facility Location

NUMBER AND STREET

CITY OR MUNICIPALITY

COUNTY

STATE

ZIP CODE

BLOCK

LOT

3. Facility Operator  
Operator Address  
(if different than #2)

PERSON OR TITLE

Contact  
Tele. No.

(Area Code)

(Extension)

NUMBER AND STREET

CITY OR MUNICIPALITY

STATE

ZIP CODE

4. Tank Owner  
5. Tank Owner  
Address

NUMBER AND STREET

CITY OR MUNICIPALITY

STATE

ZIP CODE

6. Contact Person  
(Tank Owner)

Contact  
Tele. No.

(Area Code)

(Extension)

7. EPA ID#

8. Total number of regulated underground storage tanks at facility  (Complete Section B for each tank)

BCSA0160761

9. Total regulated underground storage tank capacity at facility (gallons)

--	--	--	--	--	--	--	--	--	--

10. Facility Type:

A ☐ State

C ☐ County/Municipal

E ☐ Charitable / Public School

G ☐ Other

B ☐ Commercial/  
Industrial

D ☐ Federal

F ☐ Residential

H ☐ Farm (as defined in N.J.S.A. 54:4-23.1 et seq.)

**NOTE:** The facility site plan must be submitted when registering any underground storage tank pursuant to N.J.A.C. 7:14B 2.2.

## SECTION B - SPECIFIC TANK INFORMATION

ALL underground tanks, including those taken out of operation (UNLESS THE TANK WAS REMOVED FROM THE GROUND PRIOR TO 9/3/86) must be registered. Report all tank/piping status changes.

	TANK NO.			TANK NO.			TANK NO.			TANK NO.			TANK NO.		
1. Tank Identification Number	E 1														
2. CAS Number (hazardous substances only)															
3. Date Tank Installed (Month/Day/Year)	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year	Mo.	Day	Year
4. Tank Size (gallons)	1500														
5. Tank Contents (Mark one "X" for each tank)															
A. Leaded gasoline															
B. Unleaded gasoline															
C. Alcohol enriched gasoline															
D. Light diesel fuel (No. 1-D)															
E. Medium diesel fuel (No. 2-D)															
F. Waste oil															
G. Kerosene (No. 1)															
H. Home heating oil (No. 2)															
J. Heating oil (No. 4)															
K. Heavy heating oil (No. 6)															
L. Aviation fuel															
M. Motor oil															
N. Lubricating oil															
P. Other hazardous substances (specify)	ETHYL ALCOHOL														
Q. Hazardous waste (specify ID number)															
R. Mixtures (please specify)															
S. Emergency spill tank (specify substance)															
T. Other petroleum products (please specify)															
U. Other (please specify)															
6. Tank & Piping Construction (Mark one each for tank and piping)	Tank	Piping		Tank	Piping		Tank	Piping		Tank	Piping		Tank	Piping	
A. Bare steel															
B. Cathodically protected metal															
1. Sacrificial anode															
2. Impressed current															
C. Fiberglass-coated steel															
D. Fiberglass-reinforced plastic															
E. Internally lined															
F. Pressurized piping															
G. Suction piping															
H. Other (please specify)															
7. Tank & Piping Structure (Mark one each for tank & piping)															
A. Single wall															
B. Double wall															
C. Other (please specify)															
8. Type of Monitoring/Detection (Mark all that apply for tank & piping)															
A. Statistical inventory reconciliation															
B. Manual tank gauging															
C. Inventory control															
D. Interstitial															
E. Tightness test															
F. Ground water observation wells															
G. Vapor observation wells															
H. In-tank (automatic monitoring gauge)															
J. "Safe" suction piping (piping only) see definition page 4															
K. In-line electronic pressure monitor (piping only) see definition page 4															
L. Automatic line leak detector (piping only)															
M. None (tank & piping)															
N. Other (please specify)															

	TANK NO.	TANK NO.	TANK NO.	TANK NO.	TANK NO.
Tank Identification Number	<input type="text" value="51"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
9. Overfill protection (tank only) (Mark one X for each tank)	Tank	Tank	Tank	Tank	Tank
A. Yes					
B. No					
10. Spill containment around fill pipe (Mark one X for each tank)					
A. Yes					
B. No					
11. Tank status (Mark one X for each tank system)					
A. In-use					
B. Empty less than 12 mos. (complete 12B)					
C. Empty 12 mos. or more (complete 12B)					
D. Sump (contains products no more than 48 hours)					
E. Emergency back-up generator tank					
F. Abandoned in place					
G. Removed	<input checked="" type="checkbox"/>				
H. Other (Please specify)					
12. Closure Information - Tank ID No.	TANK NO.	TANK NO.	TANK NO.	TANK NO.	TANK NO.
	<input type="text" value="51"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Mo. Day Year	Mo. Day Year	Mo. Day Year	Mo. Day Year	Mo. Day Year
A. Date abandoned in place					
B. Date taken out of service					
C. Date removed	10/18/1991				
D. Date of sale or transfer					
E. Closure # (if applicable)					
F. ISRA # (if applicable)					
13. Is the tank within wellhead protection area as defined on pg. 4 (Mark one X for each tank)					
A. Yes					
B. No					

### SECTION C - FINANCIAL RESPONSIBILITY

Does this facility have a Financial Responsibility Assurance Mechanism as required in 40 CFR 280?

☐ YES ☐ NO

Please list the appropriate financial information below:

Type	Carrier/Issuing Agency
Effective Date	Policy Number
Expiration Date	Amount

### SECTION D - MONITORING SYSTEMS

Does this facility have a release detection monitoring system which is in compliance with N.J.A.C. 7:14B-6?

☐ YES ☐ NO

If "No", please be aware that the facility must meet the appropriate deadline. (See "Dates to Know" on Page 4)

### SECTION E - RECORD KEEPING / COMPLIANCE

Please answer all the questions in this section on a facility basis. Any one tank not in compliance requires a "NO" answer for the entire facility.

- Does this facility have cathodic protection systems for all steel tanks and piping?  
If "Yes", are the systems properly operated and maintained pursuant to N.J.A.C. 7:14B-5.2?  
☐ YES ☐ NO
- Are the performance claims and documentation of monitoring systems maintained by the owner or operator pursuant to N.J.A.C. 7:14B-6.7?  
☐ YES ☐ NO
- Are the proper monitoring, testing, sampling, repair and inventory records kept on-site pursuant to N.J.A.C. 7:14B-5 and 6?  
☐ YES ☐ NO
- Is the proper Release Response Plan kept on-site pursuant to N.J.A.C. 7:14B-5.5?  
☐ YES ☐ NO
- Does the facility have spill and overfill protection systems pursuant to N.J.A.C. 7:14B-4?  
☐ YES ☐ NO
- Have all Fill Ports been permanently marked per API #1637 pursuant to N.J.A.C. 7:14B-5.8?  
☐ YES ☐ NO

### IMPORTANT INFORMATION

**FEE:** Please make checks payable to: "Treasurer, State of New Jersey". Use of the enclosed return envelope will expedite processing. Registration and Billing Schedule can be found in N.J.A.C. 7:14B-3.  
All Initial Registration fees are \$100 per facility. (See N.J.A.C. 7:14B-3.1 and 3.2(c)).

**PENALTY:** Failure by owner or operator of a regulated underground storage tank to comply with any requirement of the State UST Act or regulations may result in the penalties set forth in N.J.S.A. 58:10A-12.

**EMERGENCY:** If a discharge or spill occurs, the NJDEP Hotline at (609) 292-7172 must be called IMMEDIATELY.

**EXEMPTION:** Residential heating oil underground storage tanks are exempt.

BCSA0160763



### DATES TO KNOW (critical deadlines)

December 22, 1988 - All new federally regulated tank systems must have corrosion protection and spill/overfill protection.  
September 4, 1990 - All new state-only regulated tank systems must have corrosion protection and spill/overfill protection.  
February 19, 1993 - All federally regulated tank systems must maintain financial responsibility assurance.  
December 22, 1993 - All federally regulated tank systems must have begun leak detection.  
December 22, 1998 - All regulated tanks shall have corrosion protection and spill/overfill protection.  
December 22, 1998 - All state regulated tanks need leak detection.

### CERTIFICATION

Must be signed as follows:

- For a corporation, by a person authorized by resolution of the Board of Directors to sign the document.
- For a partnership or sole proprietorship, by a general partner or the proprietor, respectively.
- For a municipality, State, Federal or other public agency, by either a principal executive officer or ranking elected official.
- For persons other than indicated above, by the person with legal responsibility for the site.

"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this application and all attached documents, and that based on my inquiry of those individuals responsible for obtaining the information. I believe that the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties."

DANIEL M. MURAN  
(Typed / Printed Name)

Daniel M. Muran  
(Signature)

V-P- MANUFACTURING  
(Title)

10-21-98  
(Date)

### DEFINITIONS

- Section B8 J. "Safe" Suction Piping - Suction Piping which has enough slope so that the product in the pipe can drain back into the tank when the suction is released, and which has only one check valve, located directly beneath the pump in the dispensing unit.
- Section B8 K. In-Line Electronic Pressure Monitor - (Used with pressurized piping only) A monitor which checks for loss of pressure in piping when no product is dispensed. This method may be used once every 30 days or every time the dispenser turns off.
- Section B8 L. Automatic Line Leak Detectors - (Required with pressurized piping - Must be able to detect a 3 gph leak within 1 hour of its occurrence)
1. Flow restrictors and flow shut offs which monitor pressure within piping and when a suspected leak is detected, either restricts the flow of product through the piping well below the 3 gph leak rate it detects, or completely cuts off product flow and shuts down the pump.
  2. Continuous alarm systems constantly monitor piping conditions and trigger an audible or visual alarm if a leak is suspected.
- Section B13 Wellhead Protection Area -
1. The area within a 2,000 ft. radius surrounding a public community or public non-community water system well when there is an underground storage tank containing gasoline or non-petroleum hazardous substances located within that area.
  2. The area within a 750 ft. radius surrounding a public community or public non-community water system well when there is an underground storage tank containing petroleum products other than gasoline located within that area.

## **ATTACHMENT 13**

## **REMEDIAL ACTION WORKPLAN ADDENDUM**

***BERLIN & JONES, COMPANY, INC.***  
**2 EAST UNION AVENUE**  
**EAST RUTHERFORD, BERGEN COUNTY, NEW JERSEY**  
**ISRA CASE NO. E20040277**

**Prepared for:**

***HARRISON-BLAINE OF NEW JERSEY, INC.***  
**772 HUMBOLT STREET**  
**DENVER, COLORADO 80218**

**Prepared by:**

***EIKON PLANNING AND DESIGN, LLC***  
**221 HIGH STREET**  
**HACKETTSTOWN, NEW JERSEY 07840**  
**908-813-2323**

**MAY 13, 2005**

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**FIGURE 1 - SOIL SAMPLE LOCATION MAP**

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### ATTACHMENTS

**ATTACHMENT 1 - LABORATORY ANALYTICAL DATA PACKAGE (SOIL) - NOVEMBER 10, 2004**

**ATTACHMENT 2 - WHITESTONE SOIL & GROUNDWATER DATA SUMMARY TABLES**

**ATTACHMENT 3 - WHITESTONE SOIL BORING LOGS**

**ATTACHMENT 4 - LABORATORY ANALYTICAL DATA PACKAGE (AIR) – FEBRUARY 15, 2005**

### SUPPLEMENTS

**SUPPLEMENT 1 - LABORATORY ANALYTICAL DATA PACKAGE (SOIL & GROUNDWATER)  
- FEBRUARY 15, 2005**

## 1.0 INTRODUCTION / BACKGROUND

The following Remedial Action Workplan Addendum (RAWA) has been prepared in furtherance of the Preliminary Assessment/Site Investigation Report (PA/SIR) and Remedial Investigation Report/Remedial Action Workplan (RIR/RAW), dated November 19, 2004, which was previously submitted to the New Jersey Department of Environmental Protection (NJDEP) for the former Berlin & Jones Company, Inc. facility in accordance with the requirements of the Industrial Site Recovery Act (ISRA), as it pertains to Case No E20040277. Specifically, additional RI activities were performed by our firm within the ink stain area (AOC-3C), located adjacent to the loading dock at the southern end of the facility, to further evaluate the nature and extent of environmental concern at said location.

As the Department is aware, the ink stain area was initially identified during a site inspection performed in 1995 by Brinkerhoff Environmental Services (Brinkerhoff). At the time, concentrations of select heavy metals and chlorinated volatile organic compounds were identified above NJDEP Soil Cleanup Criteria (SCC). Confirmatory sampling was performed by our firm in 2004, which confirmed elevated concentrations of lead, antimony and select chlorinated volatile organic compounds (VOCs), including tetrachloroethene (PCE) and cis-1,2-dichloroethane (DCE). A limited quantity of stained soil (i.e., less than 1 cubic yard) was excavated by hand and disposed offsite; however, contaminant impacts appeared to extend beyond the perimeter of the excavation, prompting additional investigation.

In addition to the work performed by our firm, environmental assessment activities were undertaken at the site by Whitestone Associates, Inc. (Whitestone; Watchung, New Jersey), on behalf of a prospective purchaser of the property. Whitestone's field procedures involved the collection of soil and groundwater samples throughout select areas of the property, including, but not limited to, the ink stain area, transformer area and the compressor oil discharge area. Details of Whitestone's site assessment activities are provided in Section 3.0 below.

## 2.0 INK STAIN AREA INVESTIGATION

Delineatory soil samples were collected by our firm radially outward from the ink stain area on November 10, 2004 utilizing hand tools, including a hand auger. A total of four samples were collected, as illustrated in Figure 1, including:

1. Ink-1 and Ink-3, located along the perimeter of the building (i.e., parallel to the railroad) approximately 15 feet from the original stain area to the east and west, respectively;
2. Ink-2, located approximately 10 feet from the loading dock to the south, on the opposite side of the railroad tracks; and
3. Ink-4, collected from below the base of the original excavation area.

The first three samples were collected at a depth of approximately 1 to 1.5 feet below ground surface (bgs) and the fourth sample was collected at 2.5 to 3 feet bgs. Standing water was encountered along the rear of the building at approximately 1.5 feet bgs during the soil study. The water exhibited a purplish color and an indistinguishable odor.

All of the collected soil samples were analyzed for PCE, DCE, lead and antimony; analytical results are summarized in Table 1 and the complete laboratory analytical data package is provided as Attachment 1. Analytical results revealed elevated concentrations of PCE in samples Ink-2, Ink-3 and Ink-4, ranging from 22 parts per million (ppm) to 2,000 ppm, elevated DCE in samples Ink-2 and Ink-4 (4.09 ppm and >33.9ppm, respectively) and a slightly elevated concentration of lead in sample Ink-1 (430 ppm). Antimony was below SCC in all four samples.

The sample results revealed an impact zone associated with the ink stain area measuring approximately 30<sup>+</sup> feet long by 10<sup>+</sup> feet wide and extending over 3 feet deep in the central area, with the primary contaminant of concern being PCE. Based upon the results of the RI study, it appears excavation of the contaminant impacts and offsite disposal of the soil shall be the most effective means of addressing the ink stain area, a detailed RAW is provided in Section 4.0.

### **3.0 WHITESTONE'S SITE INVESTIGATION STUDY**

On February 15, 2005, site investigation activities were performed at the subject property by Whitestone on behalf of a prospective purchaser. Whitestone's studies targeted the assessment of select areas of environmental concern, including the ink stain area, transformer area, the compressor discharge area (which had previously been investigated and remediated by our firm, as detailed in the PA/SIR and RIR/RAW), a sitewide assessment for potential historic fill material, investigation of open areas away from production areas and the collection of soil vapor samples from below the concrete slab foundation of the building; additional details of these activities are provided below.

#### **3.1 INK STAIN AREA**

One soil boring, designated as B-7, was advanced in the vicinity of the ink stain area, as illustrated in Whitestone's Site and Boring Location Plan, provided herein as Figure 2. As noted in the Soil and Groundwater Sampling Summary table and the soil boring logs prepared by Whitestone, included as Attachments 2 and 3, respectively, a soil sample was collected at 1.5 to 2 feet bgs for analysis of volatile organic compounds, with a forward library search (VO+10), base neutral compounds, with a forward library search (BN+15), priority pollutant metals (PPM) and polychlorinated biphenols (PCBs). Analytical results are summarized in Attachment 2 - Table 2 and the laboratory reduced data deliverables package for the sampling performed by Whitestone is provided as Supplement 1.

Analytical results revealed trace to non-detectable concentrations of BNs, metals and PCBs; however, select VOCs were detected above the most stringent NJDEP SCC, including 1,250 ppm PCE and 2.88 ppm TCE. Said compounds (i.e., chlorinated VOCs) and results were similar to those reported by our firm for soil samples previously collected from this area.

Following the collection of the soil sample, a temporary wellpoint was installed in the borehole to a depth of 8 feet bgs; groundwater was encountered at approximately 2.5 feet bgs. A groundwater sample was collected by Whitestone for analysis of VO+10. Analytical results, as summarized in Attachment 2 – Table 3, revealed elevated levels of several chlorinated compounds, including, but not limited to, PCE (33,800 ppb), TCE (7,710 ppb) and 1,1,1-trichloroethane (9,690 ppb). The sample results indicate the impacted soil identified in the ink stain area is impacting shallow perched groundwater. Please note, it is likely the reported concentrations were elevated above actual dissolved phase levels due to sample turbidity, which is commonly experienced with temporary wellpoint samples. Further assessment of groundwater is proposed in the RAW, outlined under Section 4.0.

### **3.2 TRANSFORMER AREA**

One soil boring, designated as B-12, was advanced in the vicinity of the pad-mounted transformer, as illustrated in Whitestone's Site and Boring Location Plan, provided herein as Figure 2. One soil sample was collected at 1 to 1.5 feet bgs for analysis of PCBs. As indicated in Whitestone's soil boring log (refer to Attachment 3), no obvious evidence of a discharge from the transformer was identified. Analytical results are summarized in Attachment 2 - Table 2 and the laboratory reduced data deliverables package is provided as Supplement 1.

Analytical results revealed trace to non-detectable concentrations of PCBs; the reported results were well below the most stringent NJDEP SCC. Based upon the the historic assessment performed by Brinkerhoff and the additional sample collected by Whitestone, no evidence of environmental concern was identified in association with the transformer area; no further action is required for this area of concern (AOC).

### **3.3 COMPRESSOR OIL DISCHARGE AREA**

Two soil borings, designated as B-5 and B-6, were advanced in the vicinity of the former compressor oil discharge area located along the south side of the facility (refer to Figure 2). Details of the initial investigation of this area by our firm, including preliminary soil

sampling, remedial actions (i.e., excavation and disposal of impacted soil) and post-remediation sampling, was provided to the NJDEP in the PA/SIR and RIR/RAW.

Soil sample B-5 was collected at a depth of 1.5 to 2 feet bgs for analysis of VO+10 and PCBs; soil sample B-6 was collected at 0.5 to 1 foot bgs for analysis of BN+15 and total petroleum hydrocarbons (TPHC). Analytical results are summarized in Attachment 2 - Table 2 and the laboratory reduced data deliverables package is provided as Supplement 1. Analytical results revealed trace to non-detectable concentrations for all tested compounds; the reported results were well below the most stringent NJDEP SCC.

Following the collection of the soil samples, a temporary wellpoint was installed in the borehole at B-6 to a depth of 8 feet bgs; groundwater was encountered at approximately 5 feet bgs. A groundwater sample was collected by Whitestone for analysis of VO+10, BN+15 and PPM. Analytical results, as summarized in Table 3 of Attachment 2, revealed detectable levels of several metals and PCE. Only cadmium, chromium, copper and lead were reported at concentrations exceeding NJDEP GWQS; however, it is likely the reported concentrations were elevated above actual dissolved phase levels due to sample turbidity.

Based upon the historic assessments/remediation performed by our firm and the additional sample collected by Whitestone, no ongoing environmental concern was identified in association with the compressor discharge area; no further action is required for this AOC.

### **3.4 SITEWIDE HISTORIC FILL MATERIAL**

Six soil borings, designated as B-2, B-4 and B-8 through B-11, were advanced randomly across the property, as depicted in Figure 2, to evaluate suspected onsite historic fill material. Available information indicates the area of the site was once part of the Walden Swamp prior to the development of the industrial/warehouse building. The soil boring logs compiled by Whitestone revealed trace amounts of wood, concrete, coal and glass in the upper soil intervals (refer to Attachment 3); no evidence of environmental impacts (e.g., soil staining, odors, etc.) was reported.

As summarized in Attachment 2 - Table 1, soil samples were collected at various depths ranging from 1 to 4.5 feet bgs for analysis of TPHC and PPM. Samples B-2, B-9 and B-11 were additionally analyzed for VO+10 and sample B-2 was additionally analyzed for BN+15. Analytical results are summarized in Attachment 2 - Table 2 and the laboratory reduced data deliverables package is provided as Supplement 1. Analytical results revealed trace to moderate concentrations of PPM and BN compounds; the reported



results were all below the most stringent NJDEP SCC. Results for TPHC and VO+10 were all non-detect.

Following the collection of the soil samples, temporary wellpoints were installed in the boreholes at B-2 and B-9 to depths of 8 feet bgs and 11.5 feet bgs, respectively. Groundwater was encountered at approximately 1 foot bgs in B-2 and 10 feet bgs in B-9, confirming there is a shallow perched aquifer below portions of the site. Groundwater samples were collected by Whitestone for analysis of VO+10 and PPM at B-2 and BN+15 and PPM at B-9. Analytical results, as summarized in Attachment 2 - Table 3, revealed non-detectable levels of VO and BN compounds. Several metals were detected above NJDEP GWQS; however, it is likely the reported concentrations were elevated above actual dissolved phase levels due to sample turbidity. As noted above, PPM analysis for soil revealed contaminant concentrations below the most stringent SCC.

Based upon the assessment performed by Whitestone, evidence of historic fill material was noted onsite; however, no contaminant impacts were identified in association with same (i.e., the slightly elevated PPM results for groundwater are attributable to sample turbidity). Therefore, it is evident the historic fill material does not represent an AOC; no further action is required for the historic fill.

### **3.5 OPEN AREAS AWAY FROM PRODUCTION AREAS**

Two additional soil borings, designated as B-1 and B-3, were advanced within the western yard area of the property, in the direction of the adjacent railroad (refer to Figure 2). As noted in the soil boring logs prepared by Whitestone (Attachment 3), no obvious evidence of contaminant impacts were identified in the soil columns. Soil samples were collected at a depth of 9 to 9.5 feet bgs at B-1 and 4.5 to 5 feet bgs at B-3. Sample B-1 was analyzed for VO+10 and sample B-3 was analyzed for TPHC and priority pollutants, with a forward library search (PP+40).

Analytical results are summarized in Attachment 2, Table 2 and the laboratory reduced data deliverables package is provided as Supplement 1. Analytical results revealed trace to non-detectable concentrations for all tested compounds; the reported results were all below the most stringent NJDEP SCC.

Following the collection of the soil samples, temporary wellpoints were installed in the boreholes to a depth of 13 feet bgs at B-1 and 12 feet bgs at B-3. Groundwater was encountered at approximately 10.5 to 11 feet bgs; groundwater samples were collected by Whitestone for analysis of VO+10 and BN+15. Analytical results, as summarized in

Attachment 2 - Table 3, revealed trace to non-detectable levels of VO and BN compounds. All of the reported results were below NJDEP GWQS.

Based upon the assessment performed by Whitestone, no evidence of contaminant impacts were identified in the western yard area; no further action is required for this AOC.

### 3.6 SOIL VAPOR SAMPLING

In addition to the soil and groundwater assessment activities performed by Whitestone, three soil vapor samples, designated as S-1 through S-3, were collected from beneath the concrete slab floor of the facility; refer to Figure 2 for an illustration of the sample locations. Specifically, Whitestone targeted the areas adjacent to the former drywell (i.e., the eastern portion of the building) and the ink stain area (i.e., the southern portion of the building), with the third sample sited in the center of the building.

Samples were collected by drilling a 0.5 inch hole through the concrete and collecting an air sample utilizing a Summa canister. Each sample was analyzed for VO compounds via USEPA Method TO-15; the analytical data package for the air sampling is provided as Attachment 4. The analytical results for the air samples are summarized in Attachment 2, Table 4.

As noted, several VO compounds were detected in the samples; for samples S-1 and S-2, several compounds were detected above the USEPA's most stringent Generic Screening Levels for Shallow Gas Concentrations, including benzene at S-1 and several select chlorinated VOCs at S-1 and S-2. However, in accordance with the USEPA's "Draft Guidance for Evaluating the Vapor Intrusion to Indoor Air Pathway from Groundwater and Soils", please note the following:

1. The USEPA's document is a guidance and not a regulation; there are no requirements or obligations imposed by the guidance.
2. The guidance is designed to ensure protection of the public in residential settings and is not expected to be used for settings that are primarily occupational, as is the case for the subject site.
3. The guidance is suggested for use at RCRA Corrective Action sites (i.e., National Priority List [NPL] and/or Superfund sites) and Brownfield sites, neither of which applies to the subject property.

4. The USEPA notes it is difficult and sometimes impossible to eliminate or adequately account for contributions from “background “ sources. Also, site-specific relationship between indoor air and subsurface soil gas may differ from the guidance.
5. For the subject property, no unusual odors or physiological effects were reported by Berlin & Jones personnel during their occupancy. Additionally, there is no imminent threat of vapor accumulation within the building (i.e., flammable/combustible vapors, corrosive or chemically reactive vapors, etc.).
6. The subject building is constructed with a concrete slab floor, which, overall, is in good structural condition. There are no significant openings to the subsurface (e.g., sumps, unlined crawlspaces, earthen floors, etc.) nor is there an unusually low air exchange rate within the building or very high sustained indoor to outdoor pressure differentials.

Therefore, based upon the sampling results, the intent of the USEPA’s guidance and the site-specific features and use of the subject property, the vapor intrusion pathway is deemed to be incomplete; no further action with respect to vapor intrusion is required.

#### **4.0 PROPOSED REMEDIAL ACTION WORKPLAN**

As outlined above, additional site investigation/remedial investigation work has been performed at the subject site by both our firm and Whitestone to assess environmental conditions. The results of the study confirmed soil and groundwater contamination is present within the ink stain area along the rear of the building; the contaminants of concern are select chlorinated VOCs and metals. Sampling performed within separate areas of the site, including the former compressor oil discharge area, the transformer area and the western yard area, as well as assessment of historic fill material and sub-building soil vapors, revealed no significant environmental concerns which require further assessment or corrective actions. All of the soil sample results for these areas were below the most stringent NJDEP SCC. Groundwater sample results were below NJDEP GWQS, with the exception of select heavy metals; said impacts are attributable to sample turbidity based upon the sample methodology (i.e., temporary wellpoints, which commonly produce turbid samples) and the absence of elevated metals in soil. With regard to the soil vapor study, as detailed herein, based upon the incomplete vapor intrusion pathway, no further action is required.

Accordingly, remedial actions shall be implemented in the ink stain area to address historic impacts to soil and groundwater. A proposal to perform remedial actions at the drywell area was previously presented to the NJDEP in November, 2004. The NJDEP’s Residential Direct Contact

Soil Cleanup Criteria (RDCSCC) and Class IIA GWQS shall be utilized as the soil and groundwater cleanup goals for the property, respectively.

For soil remediation, a section of the inactive railroad spur along the rear of the property (i.e., approximately 40 feet in length) shall be removed and soil excavation shall be performed. The remediation shall be performed at-peril, extending beyond the limits of the four delineation samples, measuring approximately 30<sup>+</sup> feet long, 10 feet wide and 4 feet deep. Post-excavation soil samples shall be collected for analysis of PCE and DCE to the south, west and vertically, and for analysis of lead to the east. The northern perimeter of the excavation shall be the exposed concrete foundation of the building/loading dock, unless evidence of contaminant impacts below the building foundation are identified. The approximate limits of the anticipated soil excavation area are illustrated in Figure 3. Waste characterization of the excavated soil shall be performed to ensure proper offsite disposal.

During excavation procedures, measures will be taken to minimize soil and sediment erosion. Due the relatively shallow occurrence of groundwater within the ink stain area, it is anticipated excavation dewatering shall be implemented during the remediation procedures utilizing a vacuum recovery truck. All generated liquid wastes shall be properly transported offsite for disposal at an approved waste facility. The remediation area shall be restored to grade with certified clean backfill material.

Due to the presence of a marshy area along the southern perimeter of the property (i.e., the Berry's Creek Area), the New Jersey Meadowlands Commission (NJMC) has been contacted by our firm and a Zoning Certificate shall be obtained in association with the proposed work. The NJDEP's Freshwater Protection Act Rules do not apply to the Hackensack Meadowlands Development area. Copies of all appropriate permit documentation secured through the NJMC shall be provided to the NJDEP to indicate the field activities have been authorized.

Following the soil remediation procedures and restoration of the ink stain area, it is anticipated three (3) monitoring wells shall be installed to assess groundwater quality and confirm the impacts identified in the initial temporary wellpoint sample collected by Whitestone have been reduced as a result of the source soil removal and dewatering activities. The locations of the monitoring wells shall be determined following the soil excavation activities (i.e., to be sited in the areas of the most significant contamination). Groundwater samples shall be collected from the wells for analysis of VO+10, lead and antimony. Based upon the results of the sampling activities the need for additional delineatory wells shall be determined; the results of the study and any proposal for any additional remedial actions, as deemed necessary, shall be presented to the NJDEP in a Remedial Action Progress Report (RAPR).

## 5.0 CONCLUSIONS AND RECOMMENDATIONS

Based upon the results of the additional soil delineation sampling performed at the subject property by both our firm and Whitestone, contaminant impacts above the NJDEP's RDCSCC and GWQS have been identified in the ink stain area adjacent to and below the inactive railroad tracks. The soil impacts, including select chlorinated VOCs, lead and antimony, are located at depths of 1.5 to 3+ feet bgs. Groundwater was encountered within the subject AOC at approximately 1.5 feet bgs. Since the contamination is fairly shallow and accessible, soil excavation and offsite disposal is proposed. Excavation dewatering shall be implemented during the remediation procedures to remove impacted groundwater. Following the soil removal/dewatering, the area shall be restored to grade with clean fill material and three (3) monitoring wells shall be installed to assess post-remediation groundwater conditions. The results of the remedial actions outlined herein shall be provided to the NJDEP in the RAPR.

We request the NJDEP approve the proposed remedial action, along with the remedial actions outlined in our prior RIR/RAW, so the field activities may be undertaken in an expedited manner. The following tentative implementation schedule is provided in association with the proposed workplan.

Project Task	Duration	May-05	Jun-05	Jul-05	Aug-05
Application for Zoning Certificate (ZC) to NJMC	10 days				
Railroad Track Removal	2 days				
ZC Approval by NJMC	21 days				
Soil Excavation and Dewatering	5 days				
Post-Excavation Sampling and Analysis	14 days				
Backfilling / Site Restoration	2 days				
Monitoring Well Installations and Development	2 days				
Groundwater Sampling and Analysis	14 days				
RAPR Compilation / Submittal to NJDEP	21 days				

**CERTIFICATION**  
**N.J.A.C. 7:26c-.12 et seq.**

Any person making a submission to the Department pursuant to N.J.A.C. 7:26E, shall include the signatures and notarized certification for each technical submittal. Additionally, the certifications shall indicate the case name and address, case number, type of documents submitted, for each technical submittal.

Type of Document: Remedial Action Workplan Addendum

Case Name: Berlin & Jones Company, Inc. Case Number: E20040277

Case Address: 2 East Union Avenue, East Rutherford, Bergen County, New Jersey

"I certify under penalty of law that I have personally examined and am familiar with the information submitted herein and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, to the best of my knowledge, I believe that the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information and that I am committing a crime of the fourth degree if I make a written false statement, which I do not believe is true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties."

Printed Name: James L. Harrison Title: President  
Signature: [Signature] Date: 5/11/05  
Notary Signature: [Signature] Date: 5/11/05

**My Commission Expires 12/16/2007**

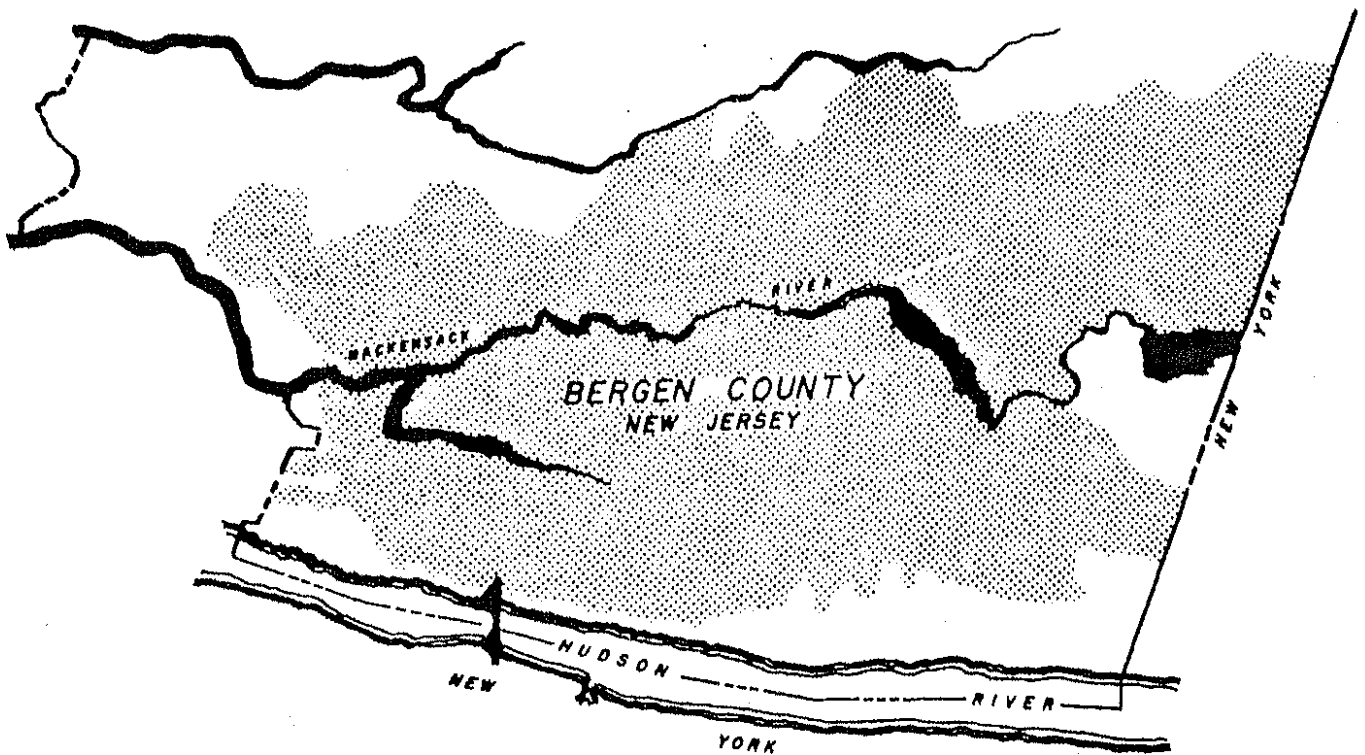
The certification above shall be signed as follows:

1. For a corporation, by a principal executive officer of at least the level of vice president;
2. For a partnership or sole proprietorship, by a general partner or the proprietor, respectively, or;
3. For a municipality, State, Federal or other public agency, by either a principle executive officer or ranking elected official.

## **ATTACHMENT 14**

# BERGEN COUNTY UTILITIES AUTHORITY

## INDUSTRIAL PRETREATMENT PROGRAM REPORT



CLINTON BOGERT ASSOCIATES  
CONSULTING ENGINEERS

BCSA0076005

1983



BERGEN COUNTY UTILITIES AUTHORITY  
INDUSTRIAL INVENTORY

PAGE 1

"MET" FACILITIES TO TREATMENT PLANT - 11/15/82  
NPDES NUMBER -- NJ0022756

TREATMENT PLANT -- R/ER/C JOINT MEETING

FACILITY ID	FACILITY NAME	FACILITY ADDRESS	CITY	CONTACT	PHONE NO
NJD044688935	ARSYNCO INC	FOOT OF 13TH ST	CARLSTADT	WESLEY BENNETT-SAFETY	933-2323
NJD000304782	BECTON DICKINSON + CO	STANLEY ST	EAST RUTHERFORD	JOHN BEEKHUYSEN-SUVR F	460-2810
NJD001223577	BERLIN AND JONES CO INC	2 EAST UNION AVE	EAST RUTHERFORD	CHARLES S. WATSON-VICE	933-5900
NJD039656541	BREVEL MOTORS CORP	BROAD AND 16TH STS	CARLSTADT	STEWART E COOPER-PERSO	933-0220
NJD064332273	COSAN CHEMICAL CORP	400 14TH ST	CARLSTADT	STUART B COOPER-MGR OF	460-9300
NJD002011120	DIAMOND SHAMROCK CORP-CARLSTADT PLANT	BERRY AVE AT ROUTE 17	CARLSTADT	ROBERT CHONOLLES-PLANT	933-5222
NJD081898819	DU BOIS CHEMICALS DIV CHEMED CORP	UNION AVE AND DU BOIS ST	EAST RUTHERFORD	ANGELO PENNISI-BRANCH	933-2300
NJD064330889	ELECTROMEX CORP	20TH AND BROAD STS	CARLSTADT	MR LIPPMAN-CHIEF CHEMI	438-8181
NJD001213727	GANES CHEMICAL WORKS INC	611-41 BROAD ST	CARLSTADT	JOHN J VILL-PLANT MANA	438-3433
NJD002007151	GENERAL PRINTING INK-DIV SUN CHEM CORP	390 CENTRAL AVE	EAST RUTHERFORD	PETER VANSELLI-PLANT M	438-4041
NJD085497964	HALCON CATALYST INDUSTRIES	35 BROAD ST	CARLSTADT	E L DEMAREST-DIRECTOR	641-0500
NJD075418715	HOWMEDICA INC	359 VETERANS BLVD	RUTHERFORD	EMIL CECERE-PLANT EN81	935-2100
NJD049164924	LITHO-CRAFT	50 BROAD ST	CARLSTADT	JOHN URSO-PLANT ENGINE	939-6440
NJD048408330	METRO-LIFT TRUCK SALES AND SERVICE CO	20 WINTER PL	EAST RUTHERFORD	J BALDASTI-SECRETARY	939-6630
NJD061338083	PLATE MASTERS INC	165 HACKENSACK ST	EAST RUTHERFORD	T FOSSELI-OWNER	935-7555
NJD002009181	RECORD ELECTRO PLATING WORKS INC	593-5 BROAD ST	CARLSTADT	CHARLES GARDELLA-PRESI	939-4781
NJD041769415	SCANCELLI PRINTS INC	190-212 VAN WINKLE ST	EAST RUTHERFORD	STEVEN SCANCELLI-MANAG	933-0720
NJD050273036	SPEAR PACKING CORP	95 BROAD ST	CARLSTADT	ELI AUSTER-DIRECTOR QC	933-8486
NJD044131324	STANBEE COMPANY INC	70 BROAD ST	CARLSTADT	GEORGE PREGRIM-PLANT M	933-9666
NJD040767923	STERLING REGAL INC	75 BROAD ST	CARLSTADT	R SCHULTZ-AD	933-4500
NJT350011433	SUN CHEMICAL CORP-PROCESS DEVT LAB	397 CENTRAL AVE	EAST RUTHERFORD	RICHARD HEASLIP-FACILI	933-4500

BCSA0076158

## **ATTACHMENT 15**

Christensen

WALTER M. SLOMIENSKI, JR., ESQ.  
112 Locust Avenue  
Wallington, New Jersey 07057  
(201) 777-5000

Attorney for Joint Meeting, Rutherford, East Rutherford and Carl  
Dept. of Environ. Protection  
Division Water Resources  
Bureau of Information Systems

RECEIVED

SEP 21 1988

AFFIDAVIT OF EXEMPTION

State of New Jersey  
County of Bergen

Dominick Presto, says under oath:

- (1) I am the Mayor of the Borough of Carlstadt and the Chairman of the Joint Meeting, Rutherford, East Rutherford and Carlstadt.
- (2) The Joint Meeting has been issued a New Jersey Pollutant Discharge Elimination System Permit # NJ0022756.
- (3) By the terms of a Partial Consent Decree entered by the United States District Court for the District of New Jersey on November 14, 1985, the Joint Meeting was ordered to cease discharges on January 1, 1988.
- (4) Pursuant to the terms of the Partial Consent Decree, on January 13, 1988, all flows from the Joint Meeting treatment plant were conveyed to the Bergen County Utilities Authority.
- (5) Therefore, the Joint Meeting no longer has a discharge and no longer is required to obtain a New Jersey Pollutant Discharge Elimination System Permit.

(6) The purpose of this Affidavit of Exemption is to terminate the permit previously issued to the Joint Meeting, Rutherford, East Rutherford and Carlstadt.

Signed and sworn to before  
me on June 12, 1990

Walter M. Slomienski, Jr.  
Attorney at Law  
State of New Jersey

Dominick Presto  
Dominick Presto  
Chairman, Joint Meeting  
Rutherford, East Rutherford  
and Carlstadt

RECEIVED  
SEP 21 1990

DEPT. OF ENVIRON. PROTECTION  
Division Water Resources  
Bureau of Information Systems

## **ATTACHMENT 16**

11  
Aug 825

Permit Number: NJ0022756  
Name of Permittee: Joint Meeting  
Rutherford, East Rutherford & Carlstadt  
Effective Date: March 31, 1979  
Expiration Date: July 1, 1983

**NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM**  
**PERMIT TO DISCHARGE**

In reference to the application received from the above-mentioned permittee for a permit authorizing the discharge of pollutants in compliance with the provisions of the Clean Water Act, as amended by the Clean Water Act Amendments of 1977, P.L. 95-217, (33 U.S.C. SS1251-1376) (hereinafter referred to as "the Act").

Joint Meeting- Rutherford East Rutherford-Carlstadt  
P.O. Box 281  
Rutherford, New Jersey 07070

(hereinafter referred to as "the Permittee")

is authorized by the Regional Administrator, Region II, U.S. Environmental Protection Agency (EPA), to discharge from:

Joint Meeting-Rutherford, East Rutherford, Carlstadt STP

Foot of Borough Street

Rutherford, New Jersey 07070

to receiving waters named Berry's Creek

in accordance with the following conditions.

EXHIBIT B

**A. GENERAL CONDITIONS**

1. All dischargers authorized herein shall be consistent with the terms and conditions of this permit. The discharge of any pollutant more frequently than, or at a level in excess of, that identified and authorized by this permit shall constitute a violation of the terms and conditions of this permit. Such a violation may result in the imposition of civil and/or criminal penalties as provided for in Section 309 of the Act. Facility modifications, additions, and/or expansions that increase the plant capacity must be reported to the permitting authority and this permit then modified or re-issued to reflect such changes. Any anticipated change in the facility discharge, including any new significant industrial discharge or significant changes in the quantity or quality of existing industrial discharges to the treatment system that will result in new or increased discharges of pollutants must be reported to the Regional Administrator. Modifications to the permit may then be made to reflect any necessary changes in permit conditions, including any necessary effluent limitations for any pollutants not identified and limited herein. In no cases are any new connections, increased flows, or significant changes in influent quality permitted that will cause violation of the effluent limitations specified herein.
2. After notice and opportunity for a hearing, this permit may be modified, suspended or revoked in whole or in part during its term for cause including, but not limited to, the following:
  - a. violation of any terms or conditions of this permit;
  - b. obtaining this permit by misrepresentation or failure to disclose fully all relevant facts; or,
  - c. a change in any condition that requires either a temporary or permanent reduction or elimination of the permitted discharge.
3. Notwithstanding 2 above, if a toxic effluent standard or prohibition (including any schedule of compliance specified in such effluent standard or prohibition) is established under Section 307(a) of the Act for a toxic pollutant which is present in the discharge authorized herein and such standard or prohibition is more stringent than any limitation upon such pollutant in this permit, this permit shall be revised or modified in accordance with the toxic effluent standard or prohibition and the permittee shall be so notified.

4. The permittee shall allow the head of the State water pollution control agency, the Regional Administrator, and/or their authorized representative, upon the presentation of credentials:
  - a. to enter upon the permittee's premises where an effluent source is located or in which any records are required to be kept under the terms and conditions of this permit;
  - b. to have access to and copy at reasonable times any records required to be kept under the terms and conditions of this permit;
  - c. to inspect at reasonable times any monitoring equipment or monitoring methods required in this permit; or,
  - d. to sample at reasonable times any discharge of pollutants;
  - e. to inspect the operation of the treatment facilities.
5. The issuance of this permit does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Federal, State or local laws or regulations; nor does it obviate the necessity of obtaining State or local assent required by law for the discharge authorized.
6. This permit does not authorize or approve the construction of any onshore or offshore physical structures or facilities or the undertaking of any work in any navigable waters.
7. Except for data determined to be confidential under Section 308 of the Act, all monitoring reports required by this permit shall be available for public inspection at the offices of the head of the State water pollution control agency and the Regional Administrator. Knowingly making any false statement on any such report may result in the imposition of criminal penalties as provided for in Section 309 of the Act.
8. The diversion or bypass of any discharge from the treatment works by the permittee is prohibited, except: (1) where unavoidable to prevent loss of life or severe property damage; or (2) where excessive storm drainage or runoff would damage any facilities necessary for compliance with the terms and conditions of this permit. The permittee shall notify the Regional Administrator in writing within 72 hours of each diversion or bypass in accordance with the procedure specified below for reporting non-compliance. The permittee shall within 30 days after such incident submit to EPA for approval a plan to prevent recurrence of such incidents.



9. If for any reason the permittee does not comply with or will be unable to comply with any effluent limitation specified in this permit, or should any unusual or extraordinary discharge of wastes occur from the facilities herein permitted, the permittee shall immediately notify the Regional Administrator and appropriate State agency by telephone and provide the same authorities with the following information in writing within five (5) days of such notification:
  - a. A description of the non-complying discharge including its impact upon the receiving waters.
  - b. Cause of non-compliance.
  - c. Anticipated time the condition of non-compliance is expected to continue, or if such condition has been corrected, the duration of the period of non-compliance.
  - d. Steps taken by the permittee to reduce and eliminate the non-complying discharge.
  - e. Steps to be taken by the permittee to prevent recurrence of the condition of non-compliance.
10. The permittee shall take all reasonable steps to minimize any adverse impact to navigable waters resulting from non-compliance with any effluent limitation specified in this permit. The permittee will also provide accelerated or additional monitoring as necessary to determine the nature and impact of the non-complying discharge.
11. Except as provided in permit condition 8 on bypassing, nothing in this permit shall be construed to relieve the permittee from civil or criminal penalties for non-compliance.
12. Nothing in this permit shall be construed to preclude the institution of any legal action nor relieve the permittee from any responsibilities, liabilities, or penalties established pursuant to any applicable State law or regulation under authority preserved by Section 510 of the Act.
13. In the event of any change in control or ownership of facilities from which the authorized discharges emanate, the permittee shall notify the succeeding owner or controller of the existence of this permit by letter, a copy of which shall be forwarded to the Regional Administrator and the State water pollution control agency.

14. The provisions of this permit are severable, and if any provision of this permit, or the application of any provisions of this permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this permit, shall not be affected thereby.
15. The permittee shall provide notice to the Regional Administrator of the following:
  - a. Any new introduction of pollutants into such treatment works from a source which would be a new source as defined in Section 306 of the Act if such source were discharging pollutants;
  - b. Any new introduction of pollutants which exceeds 10,000 gallons on any one (1) day into such treatment works from a source which would be subject to Section 301 of the Act if such source were discharging pollutants; and,
  - c. Any substantial change in volume or character of pollutants being introduced into such treatment works by a source introducing pollutants into such works at the time of issuance of the permit.

Such notice shall include information on the quality and quantity of effluent to be introduced into such treatment works; and an anticipated impact of such change in the quantity or quality of effluent to be discharged from such publicly owned treatment works.

16. The permittee shall require any industrial user of such treatment works to comply with the requirements of Section 204(b), 307 and 308 of the Act. Any industrial user subject to the requirements of Section 307 of the Act shall be required by the permittee to prepare and transmit to the Regional Administrator periodic notice (over intervals not to exceed nine (9) months) of progress toward full compliance with Section 307 requirements.
17. The permittee shall require any industrial user of storm sewers to comply with the requirement of Section 308 of the Act.
18. The permittee shall comply with Sections 201(b) through 201(g) of the Act.

**B. REQUIRED EFFLUENT LIMITATIONS AND MONITORING  
AND OPERATIONAL REQUIREMENTS**

**1.A. Required Effluent Limitations**

During the period beginning on the date determined by Condition C-II and lasting until the expiration date of this permit, discharges shall be limited and monitored by the permittee as specified below:

- a. A substantially complete removal of settleable solids shall be achieved.
- b. See Table I.
- c. Except as specifically authorized in this permit, the permittee shall not discharge floating solids or visible foam.
- d. The effluent values for pH shall remain within the limits of 6.0 to 9.0.
- e. The 30-day average quantity of effluent discharged from the wastewater treatment facility shall not exceed 4.0 million gallons per day (MGD).
- f. See Section C.

**1.B. Interim Effluent Limitations**

During the period beginning on the effective date of this permit and lasting until the date determined by Condition C-II, discharges shall be limited and monitored by the permittee as specified below:

- a. Same as permit Condition B.1.A.a.
- b. See Table I-A.
- c. Same as permit Condition B.1.A.c.
- d. Same as permit Condition B.1.A.d.
- e. The 30 day average quantity of effluent discharged from the wastewater treatment facility shall not exceed 4.0 MGD.

## 2. Facility Operation and Quality Control

All waste collection, control, treatment and disposal facilities shall be operated in a manner consistent with the following:

- a. At all times, all facilities shall be maintained as efficiently as possible and operated as efficiently as possible and in a manner which will minimize upsets and discharges of excessive pollutants.
- b. The permittee shall provide an adequate operating staff which is duly qualified to carry out the operation, maintenance and testing functions required to insure compliance with the conditions of this permit.
- c. Maintenance of treatment facilities that results in degradation of effluent quality shall be scheduled during non-critical water quality periods and shall be carried out in a manner subject to approval by the permitting authority.

### d. Prohibited Wastes

The permittee shall under no circumstances allow introduction of wastes into the treatment works identified as "Prohibited Wastes" pursuant to Section 307 of the Act. The following wastes are prohibited as published in 40 CFR 128:

- (i) Wastes which create a fire or explosion hazard in the publicly owned treatment works.
- (ii) Wastes which will cause corrosive structural damage to treatment works, but in no case wastes with a pH lower than 5.0, unless the works is designed to accomodate such wastes.
- (iii) Solid or viscous wastes in amounts which would cause obstruction to the flow in sewers, or other interference with the proper operation of the publicly owned treatment works.
- (iv) Wastes at a flow rate and/or pollutant discharge rate which is excessive over relatively short time periods so that there is a treatment process upset and subsequent loss of treatment efficiency.

3. Self-Monitoring and Reporting Requirements

- a. The permittee shall effectively monitor the operation and efficiency of all treatment and control facilities and the quantity and quality of the treated discharge. Monitoring data required by this permit shall be summarized on an average calendar month basis. The monthly summaries of data will then be used to prepare a single quarterly report. Duplicate original copies of the Discharge Monitoring Report form (EPA Form T-40), properly completed and signed by the permittee must be submitted within 28 days after the end of each report period to the Regional Administrator and the State agency at the following addresses:

Permits Administration Branch  
Environmental Protection Agency  
Region II  
26 Federal Plaza  
New York, New York 10007

Assistant Director  
Pollution Control, Monitoring,  
Surveillance and Enforcement Element  
Division of Water Resources  
New Jersey State Department of  
Environmental Protection  
P.O. Box CN-029  
Trenton, New Jersey 08625

Quarterly reports will be required for periods beginning on the first day of the first month following the issuance of this permit. The data collected and submitted shall include the parameters and testing frequencies specified in Table II. Samples and measurements of the effluent taken to achieve compliance with the monitoring requirements specified above shall be taken at the point of combined flow into the outfall sewer.

Samples and measurements of the influent wastewater taken to meet the monitoring requirements specified above shall be taken at the point of plant inflow.

b. Sampling and Analysis Methods

Other measurements of oxygen demand can be substituted for Bio-chemical Oxygen Demand (BOD) where the permittee can demonstrate long-term correlation of the method with BOD values. Substitution of such measurements must receive prior approval of the permitting authority.

The analytical and sampling methods used shall conform to the regulations published pursuant to Section 304(g) of the Act. These regulations are published in the Federal Register as 40 CFR Part 136. However, different but equivalent methods are allowable if they receive the prior written approval of the permitting authority.

The permittee shall periodically calibrate and perform maintenance procedures on all monitoring and analytical instrumentation at intervals to insure accuracy of measurements.

#### 4. Recording

The permittee shall record for all samples the date and time of sampling, the sampling method used, the date analyses were performed, the identity of the analysts, and the results of all required analyses and measurements.

All sampling and analytical records mentioned in the preceding paragraph shall be retained for a minimum of three (3) years. The permittee shall also retain all original recordings from any continuous monitoring instrumentation, and any calibration and maintenance records, for a minimum of three (3) years. These periods will be extended during the course of any unresolved litigation, or when so requested by the permitting authority.

#### 5. Solids Disposal

Collected screenings, slurries, sludges, and other solids shall be disposed of in such a manner as to prevent such materials from entering the waters of the United States except in accordance with a permit issued under Section 405 of the Act. If for any reason such materials do enter the waters of the United States, the permittee shall notify the permitting authority with the following information in writing within 14 days:

1. Dates of the occurrence;
2. A description of the non-complying discharge (nature and volume);
3. Cause of non-compliance;
4. Steps taken to reduce and eliminate the non-complying discharge; and,
5. Steps to be taken to prevent recurrence of the condition of non-compliance.

6. Discharge Location Description

Discharge No. 001

Latitude: 40° 48' 37"

Longitude: 74° 09' 36"

**TABLE I-A**  
**REQUIRED INTERIM EFFLUENT LIMITATIONS**

Effluent Characteristics	Discharge Load Allocations				Discharge* Concentrations Limitations		Minimum* Percent Removal Limitations
	30 Consecutive Day Average		7 Consecutive Day Average		30 Day Average	7 Day Average	30 Day Average
	lb/day	kg/day	lb/day	kg/day	(mg/l)	(mg/l)	
5-Day-20 °C Biochemical Oxygen Demand	7670	3480	11510	5220	230	345	30
Suspended Solids	3840	1740	5840	2650	115	175	45

\*whichever is more stringent



**TABLE 1**  
**REQUIRED INTERIM LIMITATIONS**

Effluent Characteristics	Discharge Load Allocations				Discharge* Concentrations Limitations		Minimum* Percent Removal Limitations
	30 Consecutive Day Average		7 Consecutive Day Average		30 Day Average (mg/l)	7 Day Average (mg/l)	30 Day Average
	lb/day	kg/day	lb/day	kg/day			
5-Day-20 °C Biochemical Oxygen Demand	6510	2950	9840	4460	195	295	40
Suspended Solids	2840	1290	4170	1890	85	125	60

\*whichever is more stringent

Table II - Self-Monitoring Requirements 1/

Parameter	Minimum Monitoring Requirements	
	Measurement Frequency	Sample Type
Total Flow, mgd	continuous	N/A
BOD <sub>5</sub> , mg/l	once per week	24-hour composi
BOD <sub>5</sub> , kg/day*	-----	---
Settleable Solids, ml/l	twice per day	grab
Suspended Solids, mg/l	once per week	24-hour compos
Suspended Solids, kg/day*	-----	----
Residual Chlorine, mg/l 2/	twice per day	grab
Fecal Coliform, N per 100 ml 2/	once per week	grab
pH	twice per day	grab
Temperature, °C 2/	twice per day	grab

1/ Except where indicated, influent and effluent measurement and testing are required.

2/ Only effluent testing required.

\* To be determined based on actual flow and actual results for parameters noted.

**C.I. STATE CERTIFIED REQUIREMENTS**

As required by the New Jersey State Department of Environmental Protection (NJSDP) Certification of Joint Meeting; Rutherford for the purpose of assuring compliance with New Jersey's water quality standards and other appropriate requirements of State law as provided by Section 401(d) of the Act, the permittee shall comply with the following effluent limitations and other limitations:

1. The permittee shall discharge so as not to violate New Jersey Surface Water Quality Standards, N.J.A.C. 7:9-4 et. seq. (Docket No. DEP 012-74-11).
2. Pursuant to N.J.A.C. 7:9-4.4 (a) (13), effective year-round disinfection shall be required for all treated wastewater discharges containing pathogenic organisms.
3. The applicant shall comply with the approved recommendations of the Water Quality Management Basin Plan for the Northeast New Jersey Urban Area in accordance with Section 303 (e) of the Act.
4. The applicant shall comply with the areawide Water Quality Management Plan for Northeast New Jersey being developed by the New Jersey Department of Environmental Protection in accordance with Section 208 of the Act.
5. The applicant shall comply with the approved recommendations of the Facility Plan being developed by the Bergen County Sewer Authority in accordance with Section 201 of the Act.

Upon approval of the Facility Plan this permit may be modified to include a schedule of achieving compliance with N.J.A.C. 7:9-4.6 by implementing the recommendations of the Facility Plan. In the interim the standards and compliance dates set forth in the NPDES permit are applicable except that the Department will strive to optimize the effluent quality through implementation of the Max/Min report and/or the application of State laws and regulations including sewer bans, when deemed appropriate by the Department.

**C.II. Schedule of Compliance to Attain Required Effluent Limitation 1/ 2/ 3/**

The permittee has indicated that the level of treatment currently being afforded the discharge is not meeting the level of treatment as provided for in Section 301(b)(1)(B) and (C) of the Act, and has requested a time extension under Section 301(f) of the Act. Upon review of all the facts presented in this matter, the EPA hereby grants such a time extension provided that the permittee shall comply with the following schedule and shall report to the Regional Administrator and the State Agency within 14 days following each date on the schedule detailing its compliance or non-compliance.

1. By January 31, 1979, start construction at the wastewater treatment facility.
2. Construction should be completed by August 31, 1979.
3. By September 30, 1979, attain the effluent requirements set forth in Table I of the permit.
4. All flows will be conveyed to the Bergen County Regional Sewer Authority (BCSA) as soon as those regional facilities are operable.

1/ If at any time, it is determined that Federal funding will not be available in time to assure compliance by July 1, 1983 with the final effluent limitations contained in this permit, this time extension shall be revoked by the Regional Administrator.

- 2/ If the time period allotted for the completion of an interim requirement specified above is greater than 9 months, then the permittee shall submit a report detailing its progress towards completion of the interim requirement at the end of the first 9-month period and at the end of each succeeding 9-month period (including of course, the report, specified above, required within 14 days following the specified completion date).
- 3/ Each notice of non-compliance shall include:
  - A. A short description of the non-compliance;
  - B. A description of any actions taken or proposed by the permittee to comply with the elapsed schedule requirement without further delay;
  - C. A description of any factors which tend to explain or mitigate the non-compliance;
  - D. An estimate of the date the permittee will comply with the elapsed schedule requirement and an assessment of the probability that the permittee will meet the next schedule requirement on time.

The issuance of this permit shall in no way negate, modify or affect the requirements of Condition A(5) of this permit. The issuance of the permit does not represent a decision or recommendation on the part of the U.S. Environmental Protection Agency as to the desirability or legality of the construction by the permittee of facilities, buildings or other structures of whatever type.

This permit shall become effective on: March 31, 1979.

This permit and the authorization to discharge shall be binding upon the permittee and any successors in interest of the permittee and shall expire at midnight five (5) years from the effective date of this permit. The permittee shall not discharge after the above date of expiration. In order to receive authorization to discharge beyond the above date of expiration, the permittee shall submit such information, forms and fees as are required by the agency authorized to issue NPDES permits no later than 180 days prior to the above date of expiration.

By authority of \_\_\_\_\_

Eckardt C. Beck

(Regional Administrator)

FEBRUARY 14, 1979  
(Date)

(Signature)

Meyer Scolnick  
Director  
Enforcement Division

## **ATTACHMENT 17**

*R. Haines*

STATE OF NEW JERSEY

HACKENSACK MEADOWLANDS DEVELOPMENT COMMISSION

FEASIBILITY REPORT

ON

WATER POLLUTION CONTROL SYSTEMS

IN CONNECTION WITH

THE DEVELOPMENT OF THE HACKENSACK MEADOWLANDS

IN

BERGEN AND HUDSON COUNTIES

SEPTEMBER 1970

JOHN J. KASSNER & CO., INC.

Consulting Engineers

250 Broadway

New York, N.Y., 10007



STATE OF NEW JERSEY  
HACKENSACK MEADOWLANDS DEVELOPMENT COMMISSION

EDMUND T. HUME

Chairman

WILLIAM D. McDOWELL

Vice Chairman

JOHN E. VAUGHAN

Treasurer

ISADORE GLAUBERMAN

IRWIN W. SILVERMAN

← MYLES S. SPECTOR

*Joseph R. Williams*

CLIFFORD A. GOLDMAN  
Acting Executive Director

CLAYSON W. FOLEY  
Acting Chief Engineer

SEPTEMBER 1970

JOHN J. KASSNER & CO., INC.  
Consulting Engineers  
250 Broadway  
New York, N.Y., 10007

13. Rutherford, East Rutherford, Carlstadt Joint Meeting Plant

Berrys Creek (via Berrys Creek Canal) - Tributary Mile 1.8

The Rutherford, East Rutherford, Carlstadt Joint Meeting (Tri-Borough) Plant is located east of N.J. Route 17 at the foot of Borough Street in the Borough of Rutherford near the westerly right-of-way line of the Erie-Lackawanna Railroad.

The Tri-Borough Joint Meeting is an independent agency established by the Boroughs of Rutherford, East Rutherford and Carlstadt in 1938 for the purpose of providing interceptor sewers and sewage treatment facilities for approximately 1,040 tributary acres which lie in these three communities, generally to the west of N.J. Route 17. The sewage emanating from approximately 860 acres of Rutherford and East Rutherford, lying in the Passaic River drainage basin, is independently collected by the respective Boroughs and discharged to the Passaic Valley Sewage Commission. The present area served by the Tri-Borough Plant lies to the east of the Passaic Valley-Hackensack Valley ridge line and generally to the west of Berrys Creek. The location of the Tri-Borough Plant and its present service area is shown on Exhibit No. 4, Existing Sanitary Sewer Service Areas.

The Public Health Service, U. S. Department of Health, Education and Welfare, reported that this system served approximately 32,100 persons in 1962. According to the 1960 census, the three Boroughs had

a resident population of 34,284 persons. The Division of Economic Development of the New Jersey Department of Conservation and Economic Development has estimated the population of these three communities to be 38,570 as of July 1, 1968.

Observations indicate that the area of these three communities, lying on the westerly slope of the Hackensack River Valley to the west of N.J. Route 17 has been developed to almost complete saturation with mixed residential, commercial and industrial development. For the most part, however, this upland area can be characterized as being essentially residential in character of low to medium density. The area to the east of Route 17 and west of Berrys Creek is low-lying meadow-land which has been intensely developed for industrial use with some being heavy-industrial in nature. The meadowlands to the east of Berrys Creek is zoned for industry and is mostly vacant but has been developed for industrial use along existing roads. Vacant areas between these arteries are receiving heavy pressure for industrially oriented development.

From the 1969 municipal budgets and from information obtained from municipal officials, it was reported that the Borough of Carlstadt appropriated \$40,065, the Borough of East Rutherford \$42,000 and the Borough of Rutherford \$45,000 for their respective shares of the expenses of Tri-Borough Joint Meeting 1969 budget and East Rutherford appropriated

\$21,026.67 and Rutherford \$14,900 for payment of their respective shares of the Passaic Valley Sewer Commission's expenses. The Borough of Rutherford further appropriated \$16,000 for salaries and wages, and \$2,400 for other expenses in connection with the maintenance of that Borough's sewage collection system. No information was available relative to appropriations made by the Boroughs of Carlstadt and East Rutherford for the maintenance of their collection systems. Neither the Joint Meeting nor the three Boroughs impose separate sewer charges for the use of their facilities, the revenue for these purposes being derived from taxes on local property. However, it is understood that the Borough of Rutherford receives an annual payment from a dye plant located within its corporate limits presumably because of the character of the waste discharged by that industry. Rutherford has an ordinance which regulates the discharge of industrial waste to its system and the Joint Meeting has regulations controlling the character of the waste to be treated. However, according to municipal officials, the Boroughs of Carlstadt and East Rutherford have no ordinances which impose municipal control over the character and strengths of sewage allowed to be discharged to their systems.

The individual municipal sewage collection systems located in the present Joint Meeting service area are owned and maintained by the individual municipalities and are of the separate sanitary sewer type. These collection systems drain to the Joint Meeting trunk sewers by gravity.

The Joint Meeting trunk sewers are separate gravity sewers owned and maintained by the Joint Meeting. Sewage from the north and east enters the plant through a 36 inch diameter sewer from Borough Street in Rutherford. This sewer extends along the southerly right-of-way of the Erie-Lackawanna Railroad, crossing the railroad at a point approximately 250 feet east of N.J. Route 17. This 36 inch sewer continues along the northerly line of the Railroad to Route 17 where it proceeds in a northerly direction along the east side of Route 17 to Union Avenue in East Rutherford. A 24 inch and 18 inch diameter spur extends westerly in Union Avenue to Hackensack Street. The main trunk continues northerly some 150 feet to the east of Route 17, along William Street to the Carlstadt boundary at Paterson Plank Road. The line continues in Carlstadt in Twelfth Street to Broad Street where two 18 inch diameter lines join, one from the east from Fourteenth Street and one from the west from Route 17. At Route 17, a 10 inch spur enters from the west on Broad Street from Eighth Street. The trunk extends as a 12 inch diameter sewer along Route 17 to the north, terminating at Berry Avenue. These trunk sewers were constructed by the Joint Meeting in 1938 together with some 8 inch diameter sewers in Hackensack Street from Monroe Avenue to Mozart Street, in Union Avenue from Broad Street to Hackensack Street, and in Hackensack Street from just west of Union Street to Poplar Street and Paterson Avenue in East Rutherford. Information relative to the slopes or elevations of these Joint meeting trunk sewers was not available.

According to a report entitled "Preliminary Report on Sewerage Facilities" prepared by Ronald B. Brown and Clinton Bogert Associates, consulting engineers to the Joint Meeting, in June 1966, a 30 inch diameter trunk extends in Borough Street from the Plant to Route 17 and an 18 inch diameter trunk is located in Veterans Boulevard extending southwardly to N.J. State Highway Route 3. Information relative to the age, slopes or elevations of these sewers was not available.

The present Tri-Borough Joint Meeting Treatment Plant was placed in service in 1941 as a modern secondary treatment facility having a design capacity of 4.0 mgd. It replaced the existing Borough of Rutherford municipal plant which was an obsolete, primary facility using Imhoff tanks.

According to New Jersey State Department of Health records, a pollution abatement order was issued to the Joint Meeting in May 1967, requiring a minimum reduction of BOD of 80% and an effluent concentration of BOD not greater than 50 ppm.

According to the 1966 engineering report, the present effective plant hydraulic capacity would be 2.9 mgd at average flow based upon present design requirements, and is established by the lowest rated capacity from among the various plant units.

Present flows to the Joint Meeting Plant have been variously estimated as being in excess of 3 mgd average daily, with estimated peak flows of 11 mgd due to combined storm flow and industrial peak flows. Peak flows presently impose excessive hydraulic loadings on various plant units, which in turn contribute to the inability of the present plant to meet New Jersey State Department of Health requirements. Not only is the existing plant hydraulically overloaded but organic overloading also occurs due to the deleterious effect that strong plating, dye and chemical wastes have on the biological filter media.

According to the municipal tax assessment maps of the Borough of Rutherford, the Joint Meeting Plant occupies a site consisting of approximately 10.7 acres, most of which appears to be occupied or used by the existing facilities.

A schematic flow diagram is shown on Exhibit No. 5D and is a composite of information obtained from the 1966 Brown & Bogert Report, the New Jersey State Department of Health and from data furnished by officials of the Joint Meeting as to treatment presently being afforded.

Flow into the plant first passes through two mechanically cleaned bar screens into a wet well and is then pumped into the grit chamber. There are four raw sewage lift pumps providing a total capacity of 11 mgd, however, standby electric power facilities provide only 4 mgd of dependable pumping capacity. One of the grit channels is presently equipped with mechanical grit removal equipment installed about 1966.

Flow next passes through rapid mix and flocculation chambers which were initially provided for the addition of a flocculant chemical prior to primary sedimentation. This equipment has seriously deteriorated and chemicals are not presently being added, so that the units apparently now contribute little to the treatment process. From the rapid mix and flocculation chambers, flow enters two primary settling tanks, each of which is equipped with sludge collectors, but not equipped for grease and scum removal. These units were converted from their previous function as Imhoff tanks to their present usage as primary settling tanks. These tanks are the plant units which limit present plant hydraulic capacity to 2.9 mgd.

During periods of peak flow, a by-pass from the influent channel of the tanks normally conducts flow around the tanks and the trickling filters to the secondary settling tank.

Following the completion of primary treatment in the primary treatment tanks, flow enters the secondary pumping station. The station has one 4 mgd unit and two 2 mgd units, but there is no standby power available for the station.

Flow from the secondary pumping station is fed to standard rate trickling filters by a filter dosing chamber with dosing siphons. There are four units, of which three are normally in service. Each filter is 110 feet in diameter and has an 8 foot deep crushed stone bed.

From the trickling filters, flow enters two secondary settling tanks which were also converted from Imhoff tanks.

Chlorination facilities include an evaporator and three chlorinators. Chlorine is presently applied to the plant influent and to the effluent from the secondary settling tanks. There is, however, no chlorine contact tank to provide required contact time before the plant effluent is discharged into Berrys Creek. Operating records of the Joint Meeting indicate that chlorine dosage varies from 150 to 200 pounds per day.

Sludge removed from the primary and secondary settling tanks is pumped into two digesters. The plant, as originally designed, provided for two stage digestion with sludge heating and utilization of gas produced



during digestion. At present, only the sludge pumps are operable. Digester No. 1 was initially equipped with a floating cover and Digester No. 2 with a fixed cover, both of which are reported to be in a seriously deteriorated condition. Facilities for the chemical conditioning of sludge, vacuum filtration and incineration of sludge cake were installed with the initial plant. However, this equipment reportedly has not been used since 1945. From the digesters, sludge is discharged into wet lagoons at the plant site for drying and ultimate disposition in the Meadowlands as land fill.

New Jersey State Department of Health records indicate that the plant efficiency and continuity of operation is seriously affected by malfunctioning of deteriorated equipment in practically all of the plant units. In addition, it appears that some structural deterioration has also taken place in certain plant units, most notably, in the uneven subsidence of foundations of two of the trickling filters and in one area of the plant administration building. In addition to other causes, plant flow data must be considered to be inaccurate because of deterioration and loss of concrete from the Parshall flume.

Problems being experienced in the operation of the plant are many. The lack of grease and scum collection equipment allows floating material to pass to the trickling filters with resultant clogging and inefficient performance of the filters. Plant pumping facilities, both raw sewage and

secondary, are unreliable and experience considerable downtime. In addition, the mode of operation of the secondary pumps is not proper for uniform dosing of the trickling filters and contributes, along with the lack of grease and scum collection equipment, to poor filter performance. The industrial components of the flow are apparently of appreciable strength, since it is reported that corrosion of plant equipment represents a major operating problem. In addition to problems internal to the plant, high tides created by storm conditions and high winds are reported to completely flood the plant at times. The inadequate treatment presently afforded to the wastes from this plant has been the subject of much attention from the State Department of Health for a number of years in their efforts to secure correction of plant deficiencies. The plant has at various times been cited for excessive BOD's and suspended solids, by-passing of plant units, coliform bacteria, color and odor, and for insufficient chlorine residual.

The conclusion drawn in the 1966 engineering report was that the most feasible solution for the Joint Meeting's problem is the expansion and upgrading of the present Joint Meeting Plant, provided that a Federal construction grant could be obtained for such a project. The recommended program of improvements includes the construction of a new pumping station with screenings removal, sewage pumping and laboratory facilities, the installation of new chemical feed, chlorination and vacuum filtration

equipment in the existing Administration Building, construction of new primary settling tanks and grit removal facilities, modifications and repairs to the existing trickling filters with conversion to high rate dosage, construction of new secondary settling tanks, conversion of the existing secondary settling tank to a chlorine contact tank, addition of new sludge thickeners, modifications and repairs to the sludge digesters, and the restoration of sludge incineration and other sludge handling and disposal facilities. The report indicated that the alternate course of action, in the event that a Federal Grant were not available, should be to investigate service from the Bergen County Sewer Authority for sewage treatment.

The New Jersey State Department of Health recently disapproved an application by the Joint Meeting for a Federal-State Grant-in-Aid to expand and upgrade the facilities at the Joint Meeting Plant on the basis that retention of this plant was not compatible with the regional approach to pollution abatement preferred for this area.

The aforementioned 1966 engineering report to the Joint Meeting also recommended that the Borough of Carlstadt should enter into independent negotiations with the Bergen County Sewer Authority to have that agency provide sewerage facilities for and treatment of the sewage generated in that portion of the Borough's meadowlands lying outside of the Joint Meeting service area. In 1967, the Borough of Carlstadt created the Carlstadt Sewerage Authority as an independent agency to provide service

for that portion of its meadowlands lying east of Berrys Creek. The Carlstadt Sewerage Authority subsequently negotiated an agreement with the Bergen County Sewer Authority to have that agency treat the sewage emanating from the Carlstadt Sewerage Authority district.

According to a report and construction plans prepared by Clinton Bogert Associates, consulting engineers to the Carlstadt Sewerage Authority, construction of Stage I sewerage facilities were initiated in 1967 to serve the northeasterly portion of the Authority's district located west of Washington Avenue and generally north of the New Jersey and New York Railroad. This area of approximately 180 acres of improved meadowland contained approximately 55 existing industries which were to be served by this Stage I improvement. The collection system is designed to drain to a pumping station located opposite the end of Jony Drive south of the New Jersey and New York Railroad on the southerly projected line of Commercial Avenue. This system reportedly became operational in 1968 with the completion of construction of the Bergen County Sewer Authority's Hasbrouck Heights Sewer Extension. The outlet from these Stage I facilities is into this sewer extension via a 12 inch diameter force main running northerly along Commercial Avenue from the pumping station.

According to a sewer inventory report prepared by the Bergen County Planning Board, Stage II improvements were under construction as of

March 1969. Construction plans prepared by the Authority's consulting engineer indicate that Stage II improvements would serve the southeasterly portion of the district west of Washington Avenue which portion of the district would drain to a pumping station located on Paterson Plank Road approximately 2,900 feet west of Washington Avenue. The pumping station would lift the sewage to enable it to drain into the Stage I improvement by gravity.

Stage II improvements would also serve the area of the district immediately east of Washington Avenue. The sewage from this portion of the district would drain to a new pumping station located on Barrell Street some 2,200 feet east of Washington Avenue. A new outlet for this sewage would be provided by the construction of an 18 inch diameter force main and/or a 36 inch diameter gravity sewer extending northerly in Central Boulevard and Central Boulevard Extension to the Bergen County Sewer Authority Hasbrouck Heights Sewer Extension. It is understood that at least a portion of these Stage II improvements are presently operational.

The Carlstadt Sewerage Authority imposes sewerage charges on the users of its system and uses the revenue thus derived to amortize their sewerage construction bonds, to pay for the treatment charges made by the Bergen County Sewer Authority and to offset administrative and maintenance costs. The service charges imposed by the Carlstadt Sewerage Authority take the form of a one-time connection fee to the system and a use charge schedule based on type of use, water consumption and building

area served. These charges and fees are in addition to revenues in the form of real estate taxes which are collected by the Borough of Carlstadt, a portion of which taxes are allocated to that municipality's sewerage maintenance and sewage treatment expenses.

In 1968, the Borough of East Rutherford likewise created an independent agency, the East Rutherford Sewerage Authority, to undertake the planning, financing and construction of a sewerage system in this Borough's meadow-land area. This action was taken in response to recommendations contained in a report to the Borough of East Rutherford prepared by Elam and Popoff Engineering Associates in August 1968 entitled "Report on the Feasibility Study for Sanitary Sewerage".

From information, plans and design reports prepared by Pandullo, Chrisbacher, Price Associates, engineering consultants to the Authority, plans for the first four phases of construction of this sewerage system were completed by September of 1969. Contract No. 1 is comprised of a system of sanitary sewers to serve Marietta Parkway, Metro Boulevard and a portion of Montgomery Drive as well as sewers to serve N. J. State Highway Route 20 between Paterson Plank Road and the N. J. State Highway Route 3 ramping system. Contract No. 2 consists of a system of sewers to serve Paterson Plank Road, Murray Hill Parkway and Manor Road. Contract No. 3 encompasses the construction of a permanent pumping station at Gotham Parkway and Paterson Plank Road. The pumping

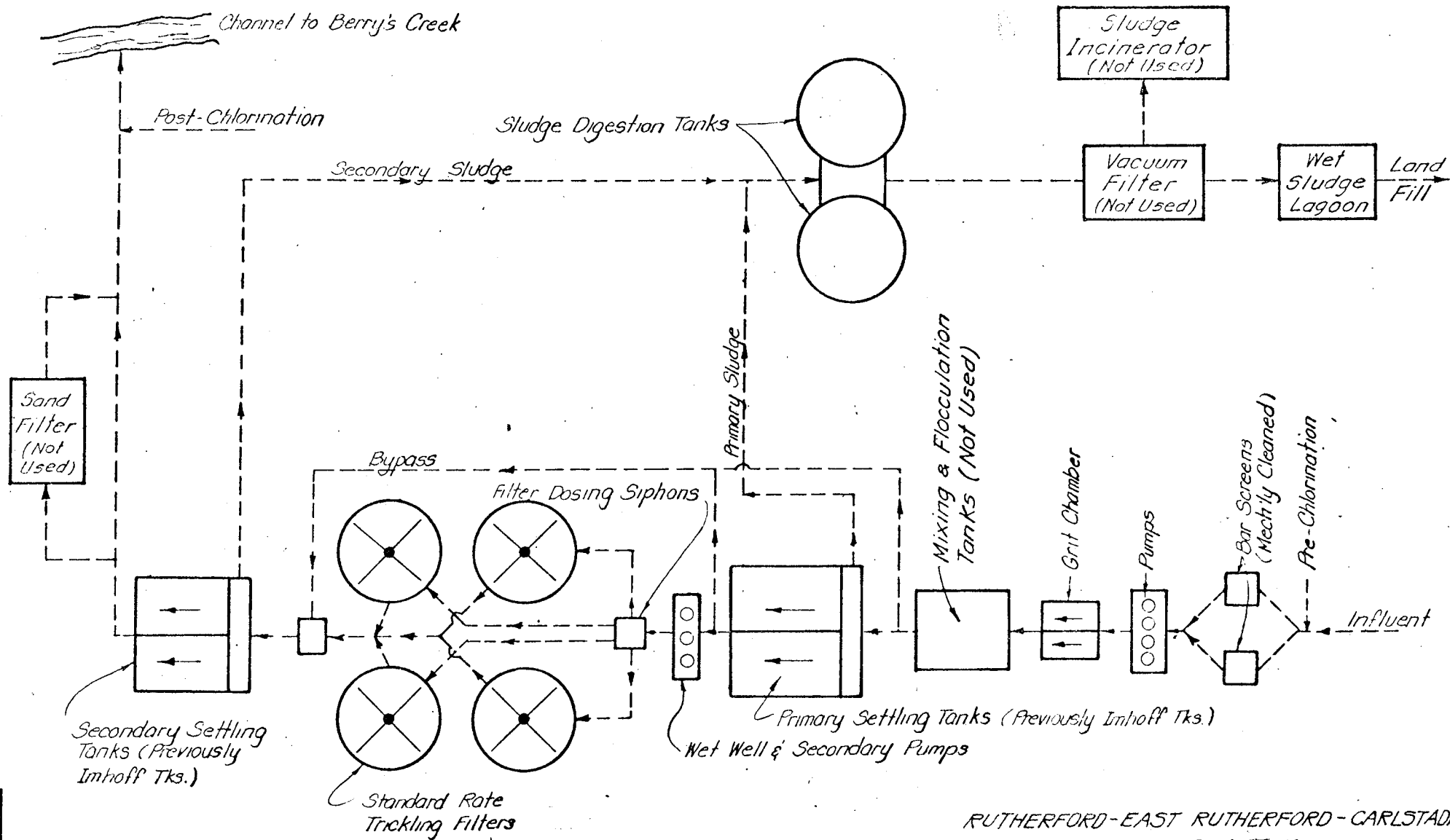
station will discharge into the sewerage system of the Carlstadt Sewerage Authority and thence into the Bergen County Sewer Authority System for treatment. The ultimate design of the entire East Rutherford Sewerage Authority's system envisions collecting the sewage emanating from the "uplands" area of East Rutherford currently served by the Joint Meeting Plant, as well as from the meadowlands area, and discharging it into the Bergen County Sewer Authority facilities for treatment. However, in order to make the initial sewer installations immediately operational, the construction of a temporary pumping station is provided in Contract No. 3-A, at the same location, as an interim measure. The East Rutherford Sewerage Authority has executed a renewable agreement with the Carlstadt Sewerage Authority which covers the discharge of East Rutherford sewage into the Carlstadt Authority's system. The Bergen County Sewer Authority has agreed to this interim method of sewage disposal by the East Rutherford Sewerage Authority. The agreement sets an interim maximum discharge rate of 1.0 mgd and provides for re-evaluating this flow restriction prior to the renewal of the agreement.

Contract No. 4 consists of the installation of sewers in East Union Avenue, Meadow Lark Drive, Bergen Boulevard, Heritage Drive and a portion of Montgomery Drive. It is believed that Contracts Nos. 1, 2, 3-A and 4 were in the process of construction as of the date of this Report, but the systems are not yet in operation.

The Bergen County Sewer Authority filed a preliminary application during 1969 for a Federal Grant for part of the cost of a proposed 36 inch diameter force main through the Borough of Carlstadt. The capacity of this force main was to be sufficient to accommodate the ultimate flow from the Borough of East Rutherford and the remainder of the southerly portion of the Bergen County Sewer Authority District, including those portions of the municipalities of Carlstadt, East Rutherford, Rutherford, Lyndhurst and North Arlington lying within the Hackensack River Valley in Bergen County.

In order for the Tri-Borough Joint Meeting to implement the recommendations made in the 1966 Brown and Bogert Engineering Report, it would be necessary for the three municipalities to act in concert. No firm action or commitment is known to have been taken by the Joint Meeting but the previously mentioned independent actions taken by the participating municipalities tends to put the future continuance of this Joint Meeting as a separate entity in doubt. The Borough of Carlstadt is considering diverting the flow from the presently sewered area of its jurisdiction directly into the Bergen County Sewer Authority System, by-passing the Joint Meeting Facilities, in accordance with recommendations contained in a 1967 feasibility study. The Borough of East Rutherford is also considering the possibility of taking similar unilateral action. As far as is known at this time, the Borough of Rutherford has taken no action.





PLANT CAPACITY-2.9 MGD

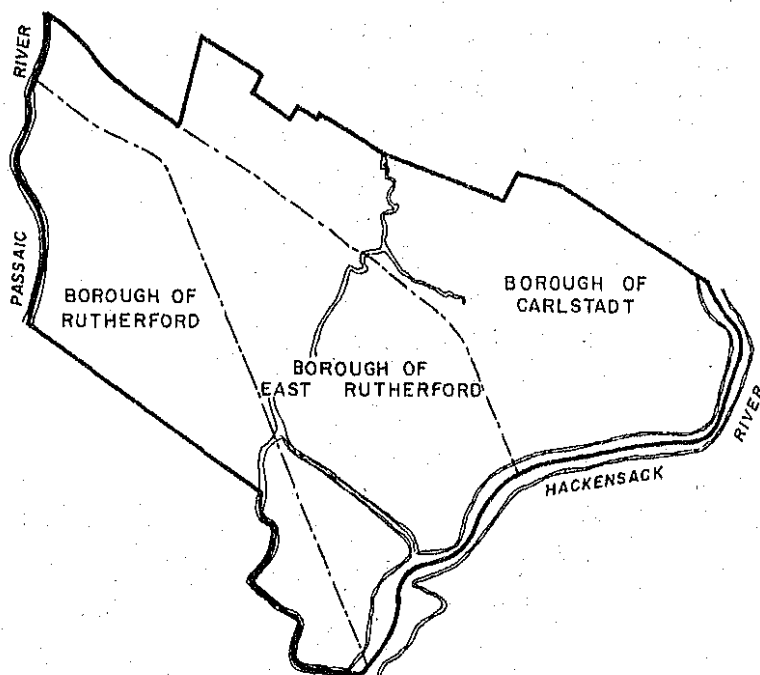
RUTHERFORD-EAST RUTHERFORD-CARLSTADT  
JOINT MEETING  
EXISTING TREATMENT PLANT  
SCHEMATIC FLOW DIAGRAM  
FEB. 1970

## **ATTACHMENT 18**

JOINT MEETING  
RUTHERFORD, EAST RUTHERFORD AND CARLSTADT  
NEW JERSEY

PRELIMINARY REPORT ON  
SEWERAGE FACILITIES

PROPERTY OF  
ENGINEERING DEPARTMENT  
B. C. U. A.

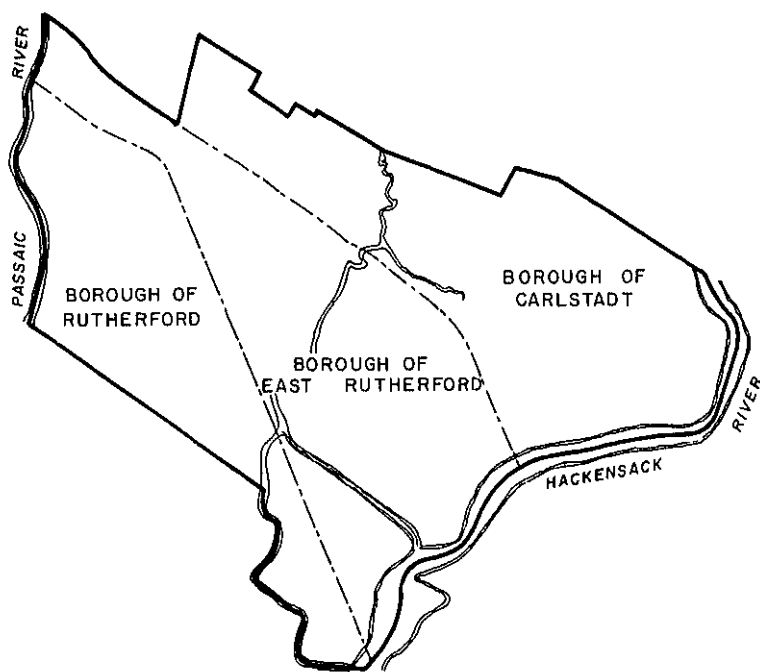


A-11

RONALD B. BROWN  
CLINTON BOGERT ASSOCIATES  
CONSULTING ENGINEERS  
JUNE 1966

JOINT MEETING  
RUTHERFORD, EAST RUTHERFORD AND CARLSTADT  
NEW JERSEY

PRELIMINARY REPORT ON  
SEWERAGE FACILITIES



RONALD B. BROWN  
CLINTON BOGERT ASSOCIATES  
CONSULTING ENGINEERS

JUNE 1966

BCSA0076680

were held with major developers who are proposing construction in this area. A study was also made of soil conditions at various locations in the area in order to determine the types of construction necessary for the installation of sewerage facilities.

#### Present Flows and Plant Loadings

There has been only a moderate increase in population in the three Boroughs in the last 35 years, with an increase of the total population from 27,420 in 1930 to about 36,000 in 1965; however, there has been a steady industrial growth, originally in the area along Route 17 and the Erie Lackawanna Railroad, and more recently in the meadowland areas east of Route 17.

As a result of the above growth, the flow as well as industrial waste loading at the treatment plant has been steadily increasing. Although there has been some reduction in total annual flow during the past two years as a result of drought conditions and water conservation, it is anticipated that the flow will return to a higher rate upon resumption of normal water use. The average daily plant flow during the period 1955 through 1965 was as follows:

1955 - 1.92 mgd	1961 - 2.65 mgd
1956 - 2.08 "	1962 - 2.90 "
1957 - 2.06 "	1963 - 3.00 "
1958 - 2.15 "	1964 - 3.09 "
1959 - 2.34 "	1965 - 2.96 " (Estimated at 3.3 mgd with normal flow conditions)
1960 - 2.52 "	

In addition to the increased average flows, peak flows to the plant during storms have required operation of all pumps including the standby pump. Thus, maximum

flows are at least 11 mgd due to storm flow and high industrial peaks, whereas, most of the plant units were apparently designed for a lower peak flow.

As a result of the above increased flow and loading, deterioration of the treatment plant and more stringent New Jersey State Health Department requirements, the plant is presently not producing a satisfactory effluent, and extensive modifications and repairs to the plant would be required just to provide adequate treatment for flows from the areas presently sewered.

However, the following additional flows must also be considered:

(a) The UOP Company in East Rutherford desires to connect into the East Rutherford sewer systems and discharge to the treatment plant a flow estimated at an average of 0.5 mgd consisting of an industrial waste which could not be handled and properly treated under present plant conditions.

(b) All three Boroughs have sewered areas between Route 17 and Berry's Creek which, as they develop, will cause an increase in plant flows.

(c) Development is restricted in the meadow areas of Carlstadt and East Rutherford south and east of Berry's Creek until sewers are provided in such areas, because high ground water conditions and clay subsoils make subsurface sewerage treatment unsatisfactory in the meadowlands. Upon installation of sewers, these additional flows, if discharged to the Joint Meeting plant, would produce even heavier loadings upon the treatment facilities.

#### Future Flows

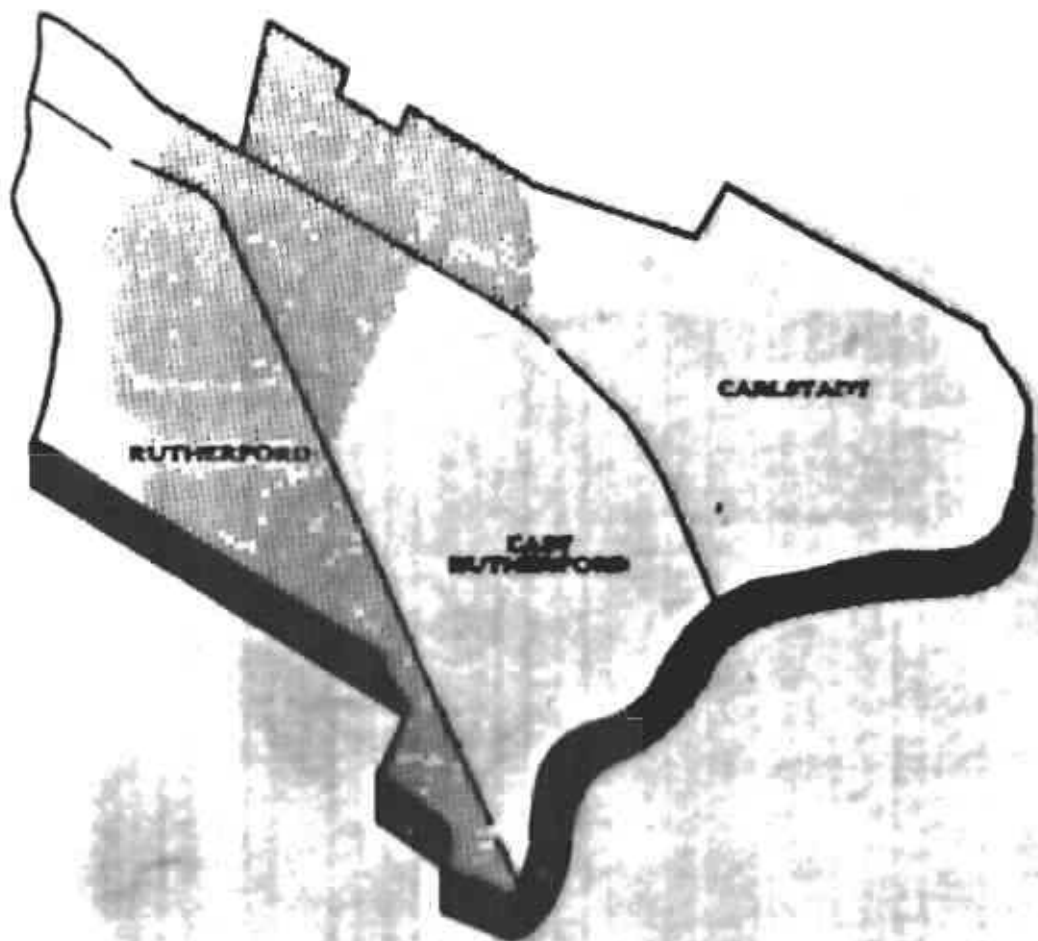
In order to establish a program for sewerage facilities in the three municipalities, estimates have been made of the flows which might be expected under a First Stage program and for "ultimate" complete development. The First Stage Program would serve essentially all of the presently sewered areas, the developed and unsewered meadowland area in Carlstadt and a small amount of flow from

BCSA0076686

## **ATTACHMENT 19**

**BERGEN COUNTY SEWER AUTHORITY**  
**JOINT MEETING EXTENSION**

**FACILITY PLAN**



**CLINTON BOGERT ASSOCIATES**  
**CONSULTING ENGINEERS**

**MAY, 1977**

BCSA0076323



BERGEN COUNTY SEWER AUTHORITY  
JOINT MEETING EXTENSION

**FACILITY PLAN**

RICHARD F. KILLEEN, Chairman

ANDREW VACCARO, Vice Chairman  
DOMINIC CASAMASSINA  
JOHN CURRAN

FRANK C. LONGO  
CHARLES PORSCHEN  
J. DONALD WASSERMAN

• • •

JOHN G. COSTELLO, Executive Director  
JOSEPH CIPOLLA, Secretary  
ROBERT J. MURPHY, Treasurer

• • •

STEPHEN J. MOSES, ESQ.  
Counsel

JOHN J. ECCLESTON  
Auditor

PROPERTY OF  
ENGINEERING DEPARTMENT  
B. C. U. A.

**DRAFT**

CLINTON BOGERT ASSOCIATES  
CONSULTING ENGINEERS

MAY, 1977

BCSA0076324

# CLINTON BOGERT ASSOCIATES

PARTNERS  
IVAN L. BOGERT  
HERBERT L. KAUFMAN  
  
PRINCIPAL ASSOCIATES  
WAYNE EAKINS  
JOHN H. SCARINO

ASSOCIATES  
JOHANNES DEWAAL  
FRANCIS J. DOBROWOLSKI  
IGNAZ ROTTENBUCHER  
DANIEL S. GREENE  
HERBERT LANDESMAN  
UMBERTO A. MILLETARI  
WILLIAM WHEELER



2125 CENTER AVENUE • FORT LEE, NEW JERSEY 07024  
(201) 944-1676 • CABLE: BOGERTENG FORTLEENJ

May 31, 1977

Bergen County Sewer Authority  
Post Office Box 122  
Little Ferry, New Jersey 07643

Re: Joint Meeting Extension  
Facility Plan

Gentlemen:

In accordance with the terms of our contract dated January 29, 1974 and in compliance with U.S. Environmental Protection Agency Rules and Regulations, we are transmitting herewith a draft copy of the Joint Meeting Extension Facility Plan.

Conclusions and recommendations indicating the need to proceed with the final design and construction of the proposed Pumping Station and force main are on Pages 2-4.

Respectfully submitted,

CLINTON BOGERT ASSOCIATES

By: 

Ivan L. Bogert  
P.E., N.J. Lic. No. 6341

ILB/DHH:az  
Encl.

## 1.0 Summary, Conclusions and Recommendations

### 1.1 Summary

The Joint Meeting (JM) sewage treatment plant which serves portions of the Boroughs of Rutherford, East Rutherford and Carlstadt has been discharging an unsatisfactory effluent for many years. Based on reports, issued by the JM in 1966 and by the Bergen County Sewer Authority (BCSA) in 1971 and 1973, the State and Federal authorities concurred that the BCSA should construct a pumping station and force main, to transfer the JM flow to the BCSA system. The current National Pollution Discharge Elimination System (NPDES) permit for the JM plant requires the permittee to discontinue operation by connecting to the regional BCSA system.

This Facilities Plan discusses the natural, utility, and demographic systems which may affect, or be affected by, the recommended project. The projection of increasing flows, from the JM service area directly affects the project design. The report includes an Infiltration/Inflow analysis of the 46 miles of sewers tributary to the proposed JM pumping station.

Alternate schemes for treating and transporting sewage generated in the Joint Meeting area were considered. The report identifies the environmental, organizational, economic or legal factors which led to the preferred alternate selection. Preliminary design and layout of the recommended pump station and force main are presented. The project costs, method of financing, and schedule of implementation are also developed.

BCSA0076336

#### 4.3 INFILTRATION/INFLOW ANALYSIS

##### 4.3.1 Purpose and Scope

Section 201 of the 1972 Water Pollution Control Act Amendments and Section 35.927 of the Rules and Regulations of the EPA requires an Infiltration/Inflow (I/I) analysis for projects requesting Federal Grant monies. A subsequent staged Sewer System Evaluation Survey (SSES) is required if the analysis demonstrates that the sewers admit excessive Infiltration/Inflow. Excessive Infiltration /Inflow is that portion which a cost-effectiveness analysis determines as more economical to eliminate from the system than to transport and treat.

The analysis presented as Section 4.3 of the Facilities Plan discusses the tributary sewer system, extraneous flows, field investigations, the cost-effectiveness analysis and the recommended programs. Some supportive data which is usually incorporated into an independent I/I analysis is included in Sections 4.1, 4.2 and 5.0.. Other supportive data is included in the I/I analysis for the BCSA system.

##### 4.3.2 Sewer System

4.3.21 Development - Most of the sanitary sewers in the Joint Meeting service area were constructed around 1910 by the Boroughs of Rutherford, East Rutherford and Carlstadt. Between 1910 and 1940, sewage from the three municipal sanitary sewer systems discharged to Berry's Creek after passing through rudimentary municipal sewage treatment plants. The treatment provided by these facilities was

BCSA0076370

inadequate to prevent increased pollution of Berry's Creek and the Hackensack River. The pollution was compounded by the tidal action in these waterways which retards the downstream travel of the sewage pollutants.

In 1936 the State Department of Health adopted a resolution requiring secondary treatment for all sewage discharged to the Hackensack River and its tributaries. To comply with this ruling the three Boroughs decided that a single sewage treatment plant would be most feasible. Accordingly in 1938, Rutherford, East Rutherford and Carlstadt created the "Joint Meeting" empowered to construct, operate, maintain and finance a single secondary treatment plant and the trunk sewers necessary to convey sewage from the municipal systems to the plant. The Joint Meeting Treatment Plant in Rutherford and the trunk sewers were constructed as PWA projects (N.J. 1400F Contracts 1 and 2) in 1939 and 1940.

#### 4.3.22 Description

Sewer Lengths - There are presently 46 miles of gravity sewers, excluding house connections, tributary to the Joint Meeting plant. Approximately 43.9 miles were constructed by the municipalities. The remaining 2.1 miles were constructed by the Joint Meeting. This is the sewer length distribution by municipality:

	Municipal	Joint	
	Sewers	Meeting	Total
	(miles)	(miles)	(miles)
1. Carlstadt	12.6	0.9	13.5

(Cont'd)

BCSA0076371

Joint Meeting

1. Engineer

Rutherford - Vent and pick holes in the manhole covers admit inflow to the sanitary system in areas which flood during heavy rainfall or high tides. Such flooding was reported on Veteran's Boulevard and on Erie Avenue east of Chestnut Street. Possible storm connections to the sanitary system along Orient Way and at other unspecific locations may also contribute inflow. Other inflow sources include air conditioners, sump pumps and drains for roofs, yards, foundations and cellars, which may be connected to the sanitary system. The interviewed officials were not aware of the exact location of any of these sources.

In the preliminary investigations for night metering our field technicians discovered a cross connection between the storm and sanitary sewers on Erie Avenue at Chestnut Street. This cross connection apparently functions as an inflow source since the Superintendent for the D.P.W. reported that heavy rainfall surcharges the storm sewers in this area. The pressure from the surcharging occasionally lifts storm manhole covers off their rims.

Sewers in areas with a high groundwater table may contribute excessive infiltration. Reported areas with high groundwater include the swampy meadowlands, underlain by springs east of Route 17 and Springdell Avenue.

Root intrusion into the house connections along with buildups of grease and rags have caused basement backups on Orient Way near Winslow place. The root intrusion may indicate excessive infiltration.

BCSA0076377

East Rutherford - Flooding during heavy rainfall was reported on Paterson Avenue at Hoboken Avenue and on Hackensack Street at the railroad crossing. As previously mentioned, street flooding contributes inflow to the sanitary system. Specific inflow sources within the borough such as storm system cross connections, sump pumps or illegal drain connections were not reported. High groundwater east of Route 17 and springs throughout the borough indicate areas which may contribute excessive infiltration.

Carlstadt - These areas subject to flooding during extremely high tides or heavy rainfall, may contribute inflow to the Carlstadt system:

1. Broad Street between Thirteenth and Fourteenth Streets
2. Hoboken Road at Tenth and Broad Streets
3. The general area east of Route 17

Illegal drainage connections (roof, area, foundation and cellar drains) were reported on Eighth Street north of Marsan Drive. Drains may connect to the sanitary system in other areas, however, specific locations were not reported.

The area between Route 17 and Berry's Creek lies within the Hackensack Meadowlands. Excessive infiltration caused by high groundwater may occur in this section of the system. Root intrusion into the system, another indicator of excessive infiltration, was reported on Tenth Street near Division Street, and on Sixth Street between Berry Avenue and Broad Street.

sewers is included in the amount assessed for this miscellaneous category.

2. Reduction of Bypassing - The amount of sewage bypassed during extreme storms will be reduced by the program of extraneous flow removal. The increased water quality due to the reduced bypassing has a substantial environmental benefit. Large tangible benefits from this program would be incurred from reducing the peak should storage or treatment of the extreme peaks be required. Additional savings would be incurred by lessening the extent of the cleanup of sewage floatables and solids deposited on the river banks.

3. Reduced Sewage Flooding - During peak inflow and infiltration periods, sewers without emergency overflows surcharge to levels which can flood streets, basements, and sewer system structures. The disadvantages of such flooding are fairly obvious. Street and yard flooding creates an unhealthy condition during the duration of the flooding and requires a substantial cleanup and disinfection effort after each occurrence. In addition to the disadvantage associated with street flooding, sanitary sewage entering basements can destroy valued possessions of the residents along the route of a surcharged sewer. Within the sewer system, sewage solids are deposited on the bench and rungs of each manhole, junction chamber, and meter chamber along the surcharged section. Unless cleaned after each surcharge these solids create noxious conditions in those structures. Reducing the extraneous peak flow derives economic benefit by reducing the occurrence of such surcharging.

BCSA0076400



River into which the BCSA sewage treatment plant discharges as "Water Quality Limited" TW-2. In accordance with this classification, the current NPDES permit for the BCSA plant during construction, requires a minimum of 75 percent removal of the influent BOD, and suspended solids over a 30 day period. The permit also specifies a maximum effluent BOD and suspended solids level of no more than 75 ppm over a seven day period and no more than 50 ppm over a 30 day period. These limits will be tightened when the expansion is completed.

Because the Hackensack River is designated "Water Quality Limited" the BCSA plant may soon need to provide better than secondary treatment. In Special Grant Conditions established by the EPA for the current plant, expansion commits the Authority to prepare a facility plan detailing alternate methods of obtaining the specified water quality.

The present ocean dumping permit for the plant requires complete digestion of all primary and secondary sludge barged to the Atlantic dumping area. In addition, the permit directs the Authority to prepare a facility plan recommending the most cost-effective method of sludge disposal in anticipation of a ban on ocean dumping.

#### 4.4.2 Joint Meeting Treatment Plant

Since its construction in 1940, the plant has performed inadequately. The inadequate treatment results mainly from operating and maintenance problems. Treatment units which malfunctioned were removed and not repaired. The mechanical equipment has become obsolete. Presently, the

filters often clog requiring the flow to be bypassed, improperly pretreated industrial wastes entering the filters has inhibited biological growth on the filter stones. The sludge withdrawal system in the settling tank no longer functions and the tanks must be bypassed and dewatered to remove the sludge. The two-phase sludge digester serves mainly as a holding and dewatering tank.

The sludge incineration facilities are inoperable and thickened sludge is pumped to a nearby lagoon. Operation of the coagulating tank equipment has been discontinued. A few years after construction, the magnetite filters clogged and this unit has been bypassed since that time. Additionally, sections of the plant administration building have developed structural cracks caused by support pile deterioration.

The JM plant now provides less than primary treatment, removing on the average only about 25 percent of the BOD and suspended solids from the influent sewage. Such treatment is not acceptable for discharges to Berry's Creek. Tests in 1972 revealed the waters of Berry's Creek to be anaerobic.

The Joint Meeting is presently under EPA and State orders to discontinue operation of the JM plant and to connect to the BCSA system. The three municipalities, Carlstadt, East Rutherford and Rutherford, have indicated they will comply with this directive. The Joint Meeting will determine the ultimate disposition of the abandoned plant facilities.

BCSA0076429

Year	Average Flow (mgd)*	Peak Flow (mgd)
1976	3.04	8.4
1980	3.83	10.0
1990	4.98	12.5
2000	6.13	15.0
2010	7.17	17.0
2020	7.36	17.5

\*Excluding excessive infiltration

5.3.5 Non-Excessive Infiltration and Inflow - From the infiltration inflow analysis it was determined that the average infiltration rate was 1.30 mgd and the average inflow rate was 0.04 mgd. The preliminary cost-effectiveness analysis indicated 0.66 mgd of infiltration may be cost-effectively removed by a rehabilitation program. Cost-effective removal of inflow sources discovered during the physical inspection and smoke testing operations may remove 70 percent of the 0.040 mgd average inflow, or 0.028 mgd. Therefore average non-excessive infiltration may be 0.64 mgd, and non-excessive inflow maybe 0.012 mgd.

5.3.6 Flow Characteristics - Joint Meeting sewage contains a considerable amount of industrial discharge. Periodically, batches of industrial wastes received at the JM plant, have overloaded the plant units and upset the biological action within the trickling filters. The shock load effects from these wastes have reduced JM plant efficiency.

BCSA0076434

5.3.7        Sewage Overflows - The system tributary to the proposed JME is comprised entirely of separate sanitary sewers. There are no combined sewers. However, a storm-sanitary system interconnection was discovered during our preliminary field investigations, indicating the possibility of other such connections. The proposed inflow investigation should effectively detect any other cross-connections.

5.3.8        Possible Flow Reduction

5.3.81       Reduction of Industrial Flow - Flow from the service area will eventually be treated at the BCSA plant. Therefore, pretreatment requirements of the Authority will apply to the Joint Meeting industries. Industrial discharges may be sampled on a regular basis at the point of entry. If the wastes entering the system fail to meet discharge standards then pretreatment will be required. Discharge of uncontaminated cooling water to the system is also prohibited.

Carlstadt, East Rutherford and Rutherford intend to implement an industrial waste regulation and an equitable cost recovery regulation which will meet EPA requirements. This program will be developed and coordinated in conjunction with the BCSA program.

As discussed in section 4.2.42, most of the industries in the service area discharge small quantities. BCSA0076435.

instructing the JM to join the the BCSA would have to be reversed. Such implementation difficulties would certainly delay the abandonment of the JM plant.

An evaluation of environmental issues also weighs against the PVSC transfer. Primary adverse impacts caused by construction of the needed connecting sewers, although temporary would be greater because the construction would occur through a more densely developed area. Adding the JM flow to the PVSC trunk would raise the hydraulic profile in that sewer. Since the trunk intercepts combined sewer systems the quantity of combined sewage bypassed to the Passaic River would increase because of the lost trunk capacity used to convey JM flow. The interbasin transfer of JM flow would cause another adverse impact. Effluent from the BCSA Plant discharges to the tidal Hackensack River twelve miles above the outlet. The effluent of the PVSC Plant discharges to Upper New York Bay. Removal of the JM effluent would decrease the flow in the lower Hackensack River. This would result in slightly longer detention time of pollutants, more saltwater intrusion and slightly lower average river water levels available to recharge aquifers.

### 6.3 Upgrading the JM Plant

6.3.1 Background - The 1966 JM Preliminary Report on Sewerage Facilities considered five alternate schemes for sewerage the JM area and the eastern portiorBCSA0076444: and East Rutherford. The schemes included combinations of

treating portions of this flow (1) at the BCSA plant (2) at an upgraded JM Plant (3) at a new plant on the Hackensack River. During the late 1960's and early 1970's the eastern portions of Carlstadt and East Rutherford were sewerred with the discharges pumped to the BCSA Hasbrouck Heights Trunk Sewer. Thus, several alternates presented in the 1966 report including the Hackensack River Plant, are no longer valid.

However the analysis of the two basic alternates for serving the JM area, (1) at the BCSA Plant (2) at an upgraded JM Plant, remains valid. The report recommended, the Joint Meeting should not upgrade the JM Plant unless large federal grants were available for the purpose of upgrading. Otherwise the JM area should be sewerred to the BCSA plant. This conclusion was based mainly on economic considerations. The report demonstrated that upgrading would be the more expensive alternative. Based on this and subsequent analyses, the court ordered the JM to connect to the BCSA system.

These issues were evaluated in recommending the alternative of transfer to the BCSA over upgrading the existing plant:

1. Berry's Creek-Hackensack River water quality
2. Reliability
3. Sludge Disposal
4. Construction Impacts
5. Construction Costs
6. Operating and Maintenance Cost
7. Implementation

BCSA0076445

6.3.2 Berry's Creek - Hackensack River Water Quality - As mentioned in Section 4.1.4 the water quality in Berry's Creek is presently so poor that at times of the year the stream is anaerobic. The streams poor quality is mainly due to the poor operation of the JM plant. Upgrading the JM plant would reduce the unsatisfactorily high BOD and SS load discharged to Berry's Creek, and raise the dissolved oxygen level. However the effluent from an upgraded JM plant would result in higher concentration of BOD, SS, phosphorous organic nitrogen and heavy metals, (and lower dissolved oxygen) in Berry's Creek than would result if the effluent were eliminated. When the JM effluent is removed, the only treated sewage discharged to Berry's Creek will be from the 0.7 mgd Wood-Ridge municipal plant.

The benefit of upgraded Berry's Creek quality will be somewhat balanced by the slight lowering of the Hackensack River quality between the BCSA plant outfall and Berry's Creek. The lowering of the Hackensack River quality will be much less than the increase of Berry's Creek quality because of the much larger base flow in the Hackensack River and the better quality effluent produced by the BCSA plant.

The beneficial effect of higher Berry's Creek quality will be somewhat offset by the disadvantage of lower flows. Average Berry's Creek flow would be reduced about 30 percent. This lower flow will result in longer pollutant resident time, slightly increased salt water intrusion and

BCSA0076446

slightly lower creek levels available to recharge aquifers. These disadvantages will be somewhat offset by the beneficial effect of higher flow rates in the section of the Hackensack River between the BCSA Plant and Berry's Creek.

6.3.3 Reliability - Many JM industries discharge process wastes. In the past these wastes have caused plant operating difficulties. The smaller the treatment plant the more vulnerable the biological processes are to upset by industrial shock load. The BCSA plant currently treats large quantities of industrial wastes, and the plant processes were designed to accomodate these wastes. Therefore the reliability of treatment would be greater at the larger BCSA plant than at a smaller upgraded JM plant. To achieve the same degree of reliability at the JM plant a more stringent monitoring of industrial discharge would be necessary.

6.3.4 Sludge Disposal - The JM plant was constructed with digestion, vacuum filtration, and incineration units for sludge disposal. Currently the raw sludge is lagooned because all sludge disposal facilities are in disrepair. If the JM plant were upgraded, the sludge disposal facilities would have to be repaired and upgraded, or another means of disposal implemented. Regional sludge disposal at the BCSA plant appears to be a more economically and environmentally sound alternative. The quantity of sludge originating from the Joint Meeting sewage is small in comparison to the amounts currently processed at the BCSA plant.



As discussed in Section 6.3.2, JM plant abandonment will have several beneficial impacts on water quality. BOD, organic nitrogen, phosphorus, COD and heavy metal loadings in Berry's Creek will be reduced when the treatment plant discharge is eliminated. This will improve water quality in Berry's Creek. Termination of sludge lagooning at the plant site will prevent further pollution of groundwater supplies. Leachate from the lagoons will be reduced after the lagoons have stabilized.

The adverse impact on the Hackensack River caused by additional discharges from the BCSA plant is minor since the additional flow from Joint Meeting is small in comparison with the flow presently treated at the BCSA plant. Discharging the JM flows to the Hackensack River is beneficial in that it will increase flow and reaeration rates, aid in dispersion of pollutants, prevent salt water intrusion, and recharge groundwater supplies downstream.

Alleviation of Public Health Problems - The selected plan will reduce public health problems by replacing a source of river and soil pollution by conveying the sewage from the JM area to an environmentally sound regional treatment plant.

Industrial and Residential Relocation - The selected plan will not cause relocation of any industries, residences or roadways. It may allow the development of the site of the abandoned JM plant. BCSA0076466

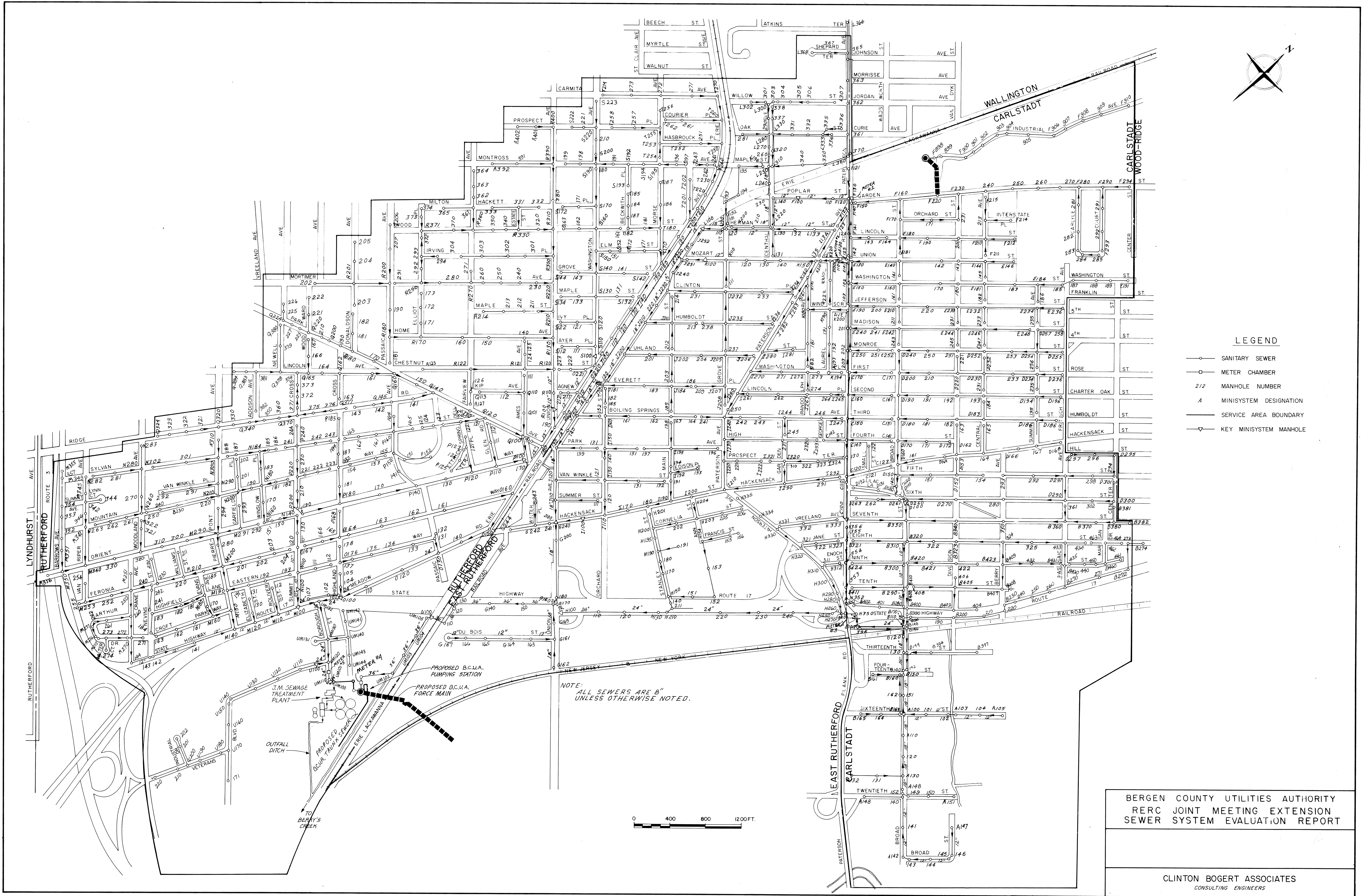
#### 10.0 Summary of Environmental Considerations

The proposed pumping station and force main which will convey Joint Meeting flows to the BCSA system for treatment represents the most environmentally sound alternative. Construction of the proposed facility will eliminate most of the pollutant loading to Berry's Creek and consequently improve the water quality. Present sludge lagooning procedures will cease and impacts to the local ecosystem will decrease. As the sludge stabilizes in these lagoons the public health hazard will diminish. By constructing the pumping station on the existing plant site and the force main along existing roadways and rights of way the adverse primary impacts will be minimized and temporary. The Joint Meeting Extension does not disturb any historically, archaeologically or environmentally significant areas. Since the area is zoned for light industry and sports complex by the HMDC, the overall environmental sensitivity is limited.

In the design of the East Rutherford Extension force main, the BCSA provided for future expansion of the system by providing sufficient capacity to convey the Joint Meeting flow. A JME connection point was included on Gotham Parkway in the construction of the BCSA ERE force main. There will be limited other impacts on the existing BCSA system.

The proposed project has certain adverse primary impacts which are temporary in nature. ConstBCSA0076498 Berry's Creek Crossing will disturb the waterway and local

## **ATTACHMENT 20**



## **ATTACHMENT 21**





Hasbrouck Heights

Teterboro

Wood-Ridge

West Riser Ditch

East Riser Ditch

Rutherford, East Rutherford,  
Carlstadt Joint Meeting POTW

Rutherford

Eight Day Swamp

Carlstadt

Ackerman's Creek

Peach Island Creek

Walden Swamp

East Rutherford

Berry's Creek

Berry's Creek

Oritani Marsh

Berry's Creek Marsh

Fish Creek

Berry's Creek Study Area  
**Map 3**  
Rutherford, East Rutherford,  
Carlstadt Joint Meeting POTW  
Updated as of 11/21/2007

N

0.5 0.25 0 0.5 Miles



## **ATTACHMENT 22**



## State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

FOR OFFICIAL USE

STANDARD APPLICATION FORM (CP #1)  
CONSTRUCTION AND DISCHARGE PERMITS
**RECEIVED**  
 JAN - 9 1984

 READ REQUIREMENTS  
 PLEASE TYPE OR PRINT

 DIVISION OF WATER RESOURCES  
 MS&E

1. Applicant/Owner\* BERLIN & JONES COMPANY, INC. Telephone (201) 933-5900  
 Permanent Legal Address 2 EAST UNION AVENUE  
 City or Town E. RUTHERFORD State N.J. Zip Code 07073
2. Location of Work Site 2 EAST UNION AVENUE  
 Name of Facility, if applicable \_\_\_\_\_  
 Street/Road \_\_\_\_\_  
 Lot No. 3 E Block No. 106 A  
 City or Town EAST RUTHERFORD State N.J. Zip Code 07073  
 Municipality EAST RUTHERFORD County BERGEN
3. If applicable, give name of: Engineer/Surveyor/Well Driller/Geologist/Soil Scientist (Specify).  
 Name NONE N.J. License No. \_\_\_\_\_  
 Name of Firm, if employee \_\_\_\_\_  
 Address \_\_\_\_\_ County \_\_\_\_\_  
 Municipality \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Telephone ( ) \_\_\_\_\_
4. This is an application for DISCHARGE WASTE WATER - RERC -JM Permit  
 (Name of permit, certification, approval or exemption. See Item 9. Next Page.)
5. Fee is attached (If applicable). \$ \_\_\_\_\_  
 (Provide explanation of how fee was calculated. Read Requirements Section of Standard Application booklet.)
6. Estimated construction cost of project:
  - a. \$ -0- total cost of the project.
  - b. \$ -0- portion for which this permit is requested.
7. I have included certifications of any public notifications. Yes \_\_\_\_\_ No X \_\_\_\_\_
8. If applicable:  
 (For Waterfront Development applications, 8c. must be completed.)
  - a. Source of Water Supply Hackensack Water Co.
  - b. For Treatment at (Water Treatment Plant) \_\_\_\_\_
  - c. Stream, Waterway, Pond or Lake \_\_\_\_\_
  - d. Wastewater Treatment Facility \_\_\_\_\_

 2/93  
 contract  
 Vicent  
 V. Helle  
 SCVP

\* Applicant/Owner must be the individual or municipality, public agency, utility, company, industry who will be the eventual owner and operator of said facility (sewer extension or treatment works) when completed.



9. Have any other application ☐ for this site/project been submitted, or have any state permits been issued for this project? (If yes, indicate status and project number below.)

No X Yes ..... Decision .....

PERMIT TYPE	(Use additional sheets if necessary.)	APPLICATION	PROJECT #
		STATUS (PENDING - APPROVED)	
9.1 CAFRA.....			
9.2 Waterfront Development (Riparian).....			
9.3 Wetlands.....			
9.4 Purchase Water .....	X		
Diversions:			
9.5 Divert Water Supply for Public Use.....			
9.6 Divert Surface Waters for Private Use .....			
9.7 Divert Subsurface/Percolating Water for Private Use.....			
9.8 Well Drilling .....			
Water Lowering:			
9.9 Permanent Lowering.....			
9.10 Temporary Lowering.....			
9.11 Construct/Modify, Operate Public Potable Water Works.....			
9.12 Connection between an approved water supply and non-approved supply ...			
9.13 Water Quality Certification.....			
9.14 Construct/Repair Dam .....			
9.15 Stream Encroachment.....			
9.16 Sewer Systems: Collectors, Pump Station, etc.....			
9.17 Exemption from Sewer Ban .....			
9.18 New Jersey Pollutant Discharge Elimination System (Specify).....			
9.19 Solid Waste Permits (Specify).....			
9.20 Air Quality Permits (Specify).....			
9.21 Delaware and Raritan Canal Review Zone "Certificate of Approval" .....			
9.22 Other State agencies' permits .....			
9.23 Local Permits .....			
9.24 Federal Permits.....			

10. Brief Description of the Proposed Project and Intended Use:

No project involved - the same usage as we have had for the past 22 years.

Toilet facilities water for cleaning soaking gum pots and nash vacuum pumps.

Also water our grass.

11. I hereby certify that the information furnished on this application (and the attachments) is true. I am aware that false swearing is a crime in this State and subject to prosecution.

Charles S. Watson - 12/15/83

Type: Name and Date

Vice-President - Berlin & Jones Co., Inc.

Type: Position

Charles S. Watson

Signature of Applicant

Dec 16<sup>th</sup> 1983

Date

ENDORSEMENTS

SOME PERMIT APPLICATIONS REQUIRE SPECIFIC ENDORSEMENTS OF OWNERS, AGENTS, MUNICIPALITIES, ETC. ENDORSEMENTS MAY BE REQUIRED FOR YOUR PERMIT.

VERIFY THE NEED FOR ENDORSEMENTS IN THE "REQUIREMENTS" SECTION OF THE STANDARD APPLICATION FORM CP #1 BOOKLET OR WITH THE APPROPRIATE DEP AGENCY.

\*\*\*\*\*

**A. PROPERTY OWNER'S CERTIFICATION\*†**

I hereby certify that \_\_\_\_\_  
Property Owner's Name

is the owner of the property upon which the proposed work is to be done. This endorsement is certification that the owner grants permission for the conduct of the proposed activity.

In addition, the aforementioned property owner shall certify:

1. Whether any work is to be done within an easement — Yes \_\_\_\_\_ (initial) No \_\_\_\_\_ (initial)
2. Whether any part of the entire project (i.e., pipeline, roadway, cable, transmission line, etc.) will be located within property belonging to the State of New Jersey.  
Yes \_\_\_\_\_ (initial) No \_\_\_\_\_ (initial)

\_\_\_\_\_  
\_\_\_\_\_  
Type or Print Name and Address of Owner,  
if different from Item 1 on Page 1

\_\_\_\_\_  
Date Signature of Owner

\* Not required for Sewer System Application.

† Required for the Land Application of Sludge, Septage or Compost.

**B. APPLICANT'S AGENT**

I, the applicant (name) \_\_\_\_\_  
authorize to act as my agent/representative in all matters pertaining to my application the following person:

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ County \_\_\_\_\_

City or Town \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Occupation/Profession \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant

**AGENT'S CERTIFICATION**

Sworn before me

this \_\_\_\_\_ day of  
\_\_\_\_\_ 19 \_\_\_\_\_

I agree to serve as agent for the above-named applicant

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Signature of Agent

BCSA0258193

C. PROPER CONSTRUCTION AND OPERATION CLAUSE (Sewer Extensions, Treatment Works Approval, Water Wor

I, the applicant, agree that the works will be properly constructed and operated in accordance with the engineering plans and specifications, as approved, and the conditions under which approval is granted by the State Department of Environmental Protection.

\_\_\_\_\_  
*Signature of Applicant*

D. STATEMENT OF PREPARER OF PLANS, SPECIFICATIONS AND ENGINEER'S REPORT

I hereby certify that the engineering plans, specifications and engineer's report applicable to this project comply with the current rules and regulations of the State Department of Environmental Protection with the exceptions as noted.

\_\_\_\_\_  
*Signature of Engineer*

\_\_\_\_\_  
*Type: Name and Date*

PROFESSIONAL ENGINEER'S  
EMBOSSSED SEAL

\_\_\_\_\_  
*Position, Name of Firm*

E. OWNER'S COMPLIANCE WARRANT (NJPDES ONLY)

I, the owner, hereby agree that any treatment works constructed to meet the NPDES/NJPDES permit discharge limits will be properly constructed and operated to meet those limits. I also warrant that the discharge(s) will meet the effluent limitations as described in the NPDES/NJPDES permit, as issued.

\_\_\_\_\_  
*Signature of Owner*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*



**RECEIVED**

OCT 10 1984

JOHN W. GASTON JR., P.E.  
DIRECTOR

State of New Jersey  
**DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
**DIVISION OF WATER RESOURCES**

STATE OF NEW JERSEY  
DEPT. ENVIRONMENTAL PROTECTION  
DIVISION WATER RESOURCES  
BUR. OF IND. WASTE MGMT.  
DIRECTOR

CN 029

TRENTON, NEW JERSEY 08625

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

Berlin & Jones Company, Inc.  
2 East Union Avenue  
E. Rutherford, N.J. 07073  
ATTN: Charles S. Watson

OCT 1 1984

Re: NJPDES Application No. NJ0053724/Notice of  
Administrative Deficiency  
Facility: Berlin & Jones Company, Inc.  
Municipality: E. Rutherford  
County: Bergen  
Discharge Activity: Discharge to a Publicly Owned Treatment  
Works (POTW)

Dear Mr. Watson:

The Department has received your application for a New Jersey Pollutant Discharge Elimination System (NJPDES) permit and finds that it is administratively incomplete. The Department's review indicates that the following information has not been submitted.

1. Endorsement "E" - NJPDES Owner's Compliance Warrant signature by a corporate official of vice president level or above.
2. A completed WQM-1 form including "Latitude and Longitude".
3. A complete form L "Discharge to a Domestic Treatment Works". If you have any questions concerning this form please contact Mr. Ken Goldstein of the Industrial Permits Section at (609) 292-4860.
4. A U.S. Geological Survey topographic map as described on the enclosed "NJPDES Requirements" sheet.

This information must be submitted within 30 calendar days from your receipt of this letter if your application is to receive further consideration by the Department.

Please be advised that you may request an extension of the 30-day time period. Such request must be in writing and received by the Department prior to expiration of the 30-day time period. The request should be made to my attention.

Your application has been reviewed administratively. Our technical staff will review for technical deficiencies and you may also receive a Notice of Technical Deficiency.

Please do not hesitate to call me at (609) 984-4428 if you need assistance in completing your application. Although the Department

Ken

STATE OF NEW JERSEY  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
DIVISION OF WATER RESOURCES  
CN-029  
TRENTON, N.J. 08625

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

Mr. C.S. Watson  
Senior Vice President, Operations  
Berlin and Jones Company  
2 East Union Avenue  
East Rutherford, New Jersey 07070

DEC 13 1983

RE: Discharge to RERC-JM/NJPDES-SIU Permit

Dear Mr. Watson:

This is in response to your letter of November 16, 1983 which had attached a wastewater analysis of the discharge to the Rutherford-East Rutherford, Carlstadt Joint Meeting sewage treatment plant. Although Berlin and Jones is not one of the large volume users of the treatment system, the requirement for obtaining a NJPDES/SIU Permit shall remain.

You are hereby directed to complete the permit application forms sent to you within 15 days of receipt of this letter. Further delays will not be tolerated. If the completed forms are not submitted within this time period, the company will be referred for enforcement action.

Be on notice that the maximum civil penalty for violation of the Water Pollution Control Act, N.J.S.A. 58:10A-1 et seq. is \$10,000 per day. In addition, the Department may assess a civil administrative penalty for each day of violation of these submission requirements. The penalty schedule is as follows:

1. One to three days late: No penalty.
2. Four to ten days late: \$10.00/day
3. Eleven to twenty days late: \$25.00/day
4. More than twenty days late: \$100.00/day

This penalty schedule shall not supersede any liability under any existing or future enforcement action. The date of violation shall be deemed to commence on the original date the application was due, if the information to complete the application is not submitted as required above.

Very truly yours,

~~ORIGINAL signed and mailed~~

Kenneth Goldstein, P.E., Chief  
Industrial Pretreatment Section  
Water Quality Management

WQMS:tmc

cc: S. Sedlak, Metro Region Enforcement

# BERLIN & JONES COMPANY, INC.



*Envelope Manufacturers since 1843*

2 EAST UNION AVENUE · EAST RUTHERFORD, NEW JERSEY 07070

NEW JERSEY TELEPHONE: (201) 933-5900

OUTSIDE NEW JERSEY: 1-800-ENVELOPE

November 16, 1983

Mr. Kenneth Goldstein  
State of New Jersey  
Department of Environmental  
Protection  
Division of Water Resources  
P. O. Box CN 209  
Trenton, N.J. 08625

**RECEIVED**  
NOV 23 1983

Dear Mr. Goldstein:

I am enclosing copies herewith of the waste water report from our sewer line at Berlin & Jones.

Although I am not an expert in this area, it does not look as though we are one of the large volume polluters.

Please advise me as to whether or not we must do anything further.

Thanking you in advance, I am

Very truly yours,

A handwritten signature in cursive script that reads "C. S. Watson".

C. S. Watson,  
Senior Vice President, Operations

CSW:babs  
Enc.

PRINCETON SERVICE CENTER  
U.S. Route 1  
609-452-9050  
TLX84-3492



P.O. Box 3108, Princeton, N.J. 08540

DATE: Sept 7, 1983

TO: ☐ Berlin & Jones Co., Inc.  
2 East Union Ave  
East Rutherford NJ 07070

JOB NO. 29971

AUTHORIZATION: 9268

ATT: W. Freisberg

SAMPLE: water

REPORT OF ANALYSIS

Sample received 8/31/83  
mg/l

Cadmium	< 0.01
Chromium	0.78
Copper	1.4
Nickel	0.050
Lead	0.68
Zinc	1.7
Silver	0.039
Mercury	0.0038

*Edna A. Alinea*  
Edna A. Alinea, Manager  
Water, waste water & microbiology

William F. Pickup, Director

EAA:na

RECEIVED  
NOV 23 1983

PRINCETON SERVICE CENTER  
U.S. Route 1  
609-452-9050  
TLX84-3492



P.O. Box 3108, Princeton, N.J. 08540

DATE: Nov 11, 1983

TO: Berlin & Jones Co., Inc.  
2 East Union Avenue  
East Rutherford NJ 07070

JOB NO. 29970

AUTHORIZATION: 9268

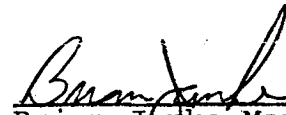
ATT: W. Freisberg

SAMPLE: water - 1

### REPORT OF ANALYSIS

#### VOLATILE ORGANICS

	Detection Limit	ug/l
Chloroform	2	36
1,1,1-trichloroethane	2	ND
Benzene	1	ND
Toluene	1	5
Xylene	1	ND
Ethylbenzene	1	ND
Cumene	1	ND
Dichlorobromomethane	2	20
Methylene Chloride	5	7
1,1-Dichloroethane	1	ND
1,2-Dichloroethane	1	ND
Trichloroethylene	2	ND
Tetrachloroethylene	2	ND
n-propylbenzene	1	ND
1,2,4-Trimethylbenzene	1	19
1,3,5-Trimethylbenzene	1	ND
2,3-Benzofuran	5	< 5

  
Brian Janke, Manager  
Organic Laboratory

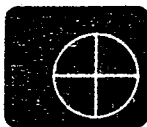
William F. Pickup, Director  
BJ:na

**RECEIVED**  
NOV 23 1983



PRINCETON SERVICE CENTER

U.S. Route 1  
609-452-9050  
TLX84-3492



princeton  
testing  
laboratory

P.O. Box 3108, Princeton, N.J. 08540



DATE: Nov 10, 1983

TO: ☐ Berlin & Jones Co., Inc.  
2 East Union Avenue  
East Rutherford NJ 07070

JOB NO. 29970

AUTHORIZATION: 9268

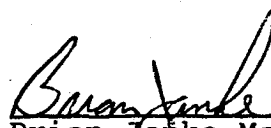
☐ ATT: W. Freisberg

SAMPLE: water - 1

REPORT OF ANALYSIS

	Detection Limit	ug/l
Naphthalene	10	ND
1,2-dichlorobenzene	10	ND
1,3-dichlorobenzene	10	ND
1,4-dichlorobenzene	10	ND
1,2,4-trichlorobenzene	10	ND
Butyl benzylphthalate	10	< 10
Phenol	10	ND
Heptachlor	2	ND

ND= compound is not detected at the level of the detection limit unless indicated otherwise.

  
Brian Janke, Manager  
Organic Laboratory

**RECEIVED**  
NOV 23 1983

William F. Pickup, Director

BJ:na

< - less than    < . . ND - element is less than the value given and not detected by the technique employed    > - greater than    ND - not detected

BCSA0258200

BERLIN & JONES COMPANY, INC.



*Envelope Manufacturers since 1843*

2 EAST UNION AVENUE · EAST RUTHERFORD, NEW JERSEY 07070

NEW JERSEY TELEPHONE: (201) 933-5900

OUTSIDE NEW JERSEY: 1-800-ENVELOPE

*Sent 6/8*

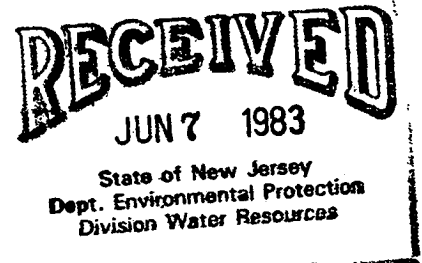
*7/15 ETC. no sample taken yet.*

*Bob A will forward let to me*

June 2, 1983

~~Mr. Kenneth Goldstein~~

State of New Jersey  
Department of Environmental  
Protection  
Division of Water Resources  
P. O. Box CN 209  
Trenton, N.J. 08625



Dear Mr. Goldstein:

I have contacted several waste water labs to run tests at our plant. To-date, we have had no one interested. The attached copy of a letter from Aqua Association (our only formal rejection) will give you a clue as to the problem.

Would appreciate your giving us the name of a waste water lab that is qualified to handle the project.

Very truly yours,

BERLIN & JONES COMPANY, INC.

C. S. Watson  
Senior Vice-President, Operations

CSW:babs  
Enc.



# AQUA ASSOCIATES INC.

*Analytical Chemistry and Bacteriology*

P. O. BOX 1251  
WEST CALDWELL, N. J. 07006  
(201) 227-0422

May 10, 1983

C.S. Watson  
Berlin & Jones Co.  
2 East Union Ave.  
East Rutherford, NJ 07070

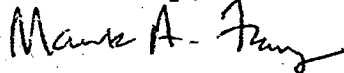
Dear Mr. Watson:

I received your letter of May 6 regarding Hazardous Waste testing requirements. Upon study of the required parameters, I regret to inform you that our laboratory is not equipped with a Mass Spectroscopy Unit and we are unable to perform many of the analyses.

We are however certified and equipped to perform virtually all inorganic and bacteriological analyses if the need should arise in the future.

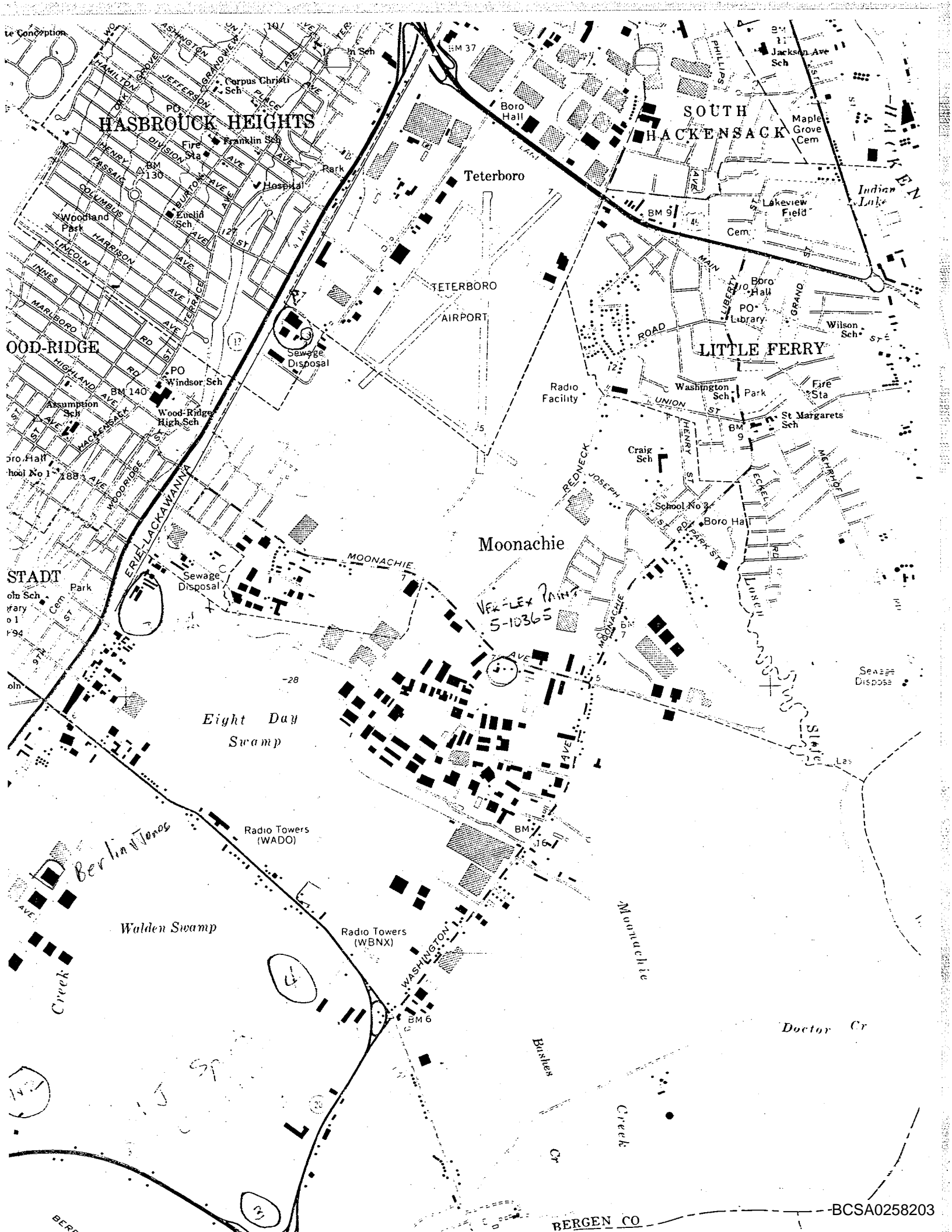
Thank you for your interest in Aqua Associates and I'm sorry we cannot be of service to you at this time.

Sincerely,



MARK A. FERRY  
Laboratory Manager

MAF:cc



HASBROUCK HEIGHTS

SOUTH HACKENSACK

Teterboro

TETERBORO

AIRPORT

LITTLE FERRY

Moonachie

WOOD-RIDGE

STADT

Eight Day Swamp

Walden Swamp

Radio Towers (WADO)

Radio Towers (WBNX)

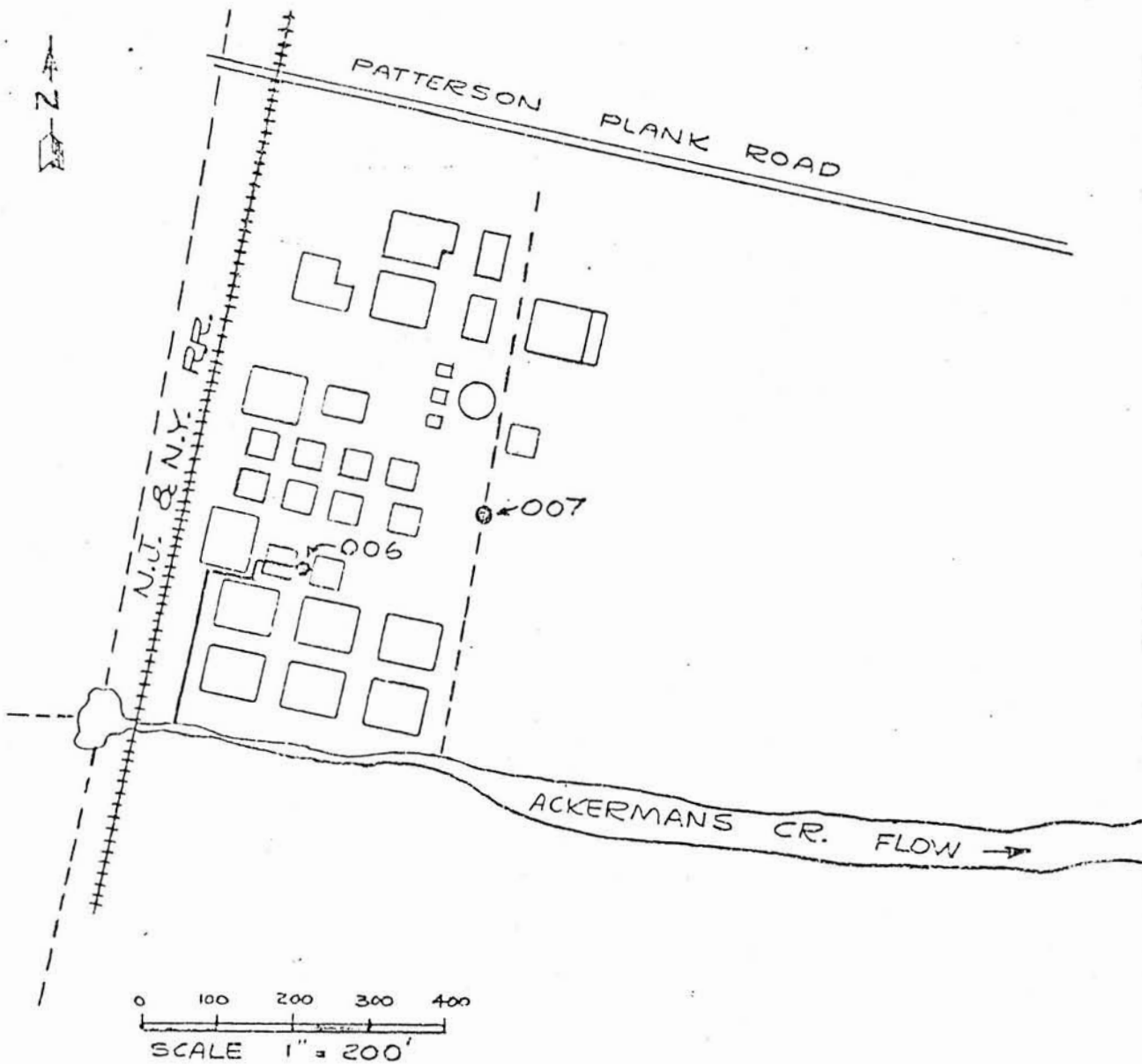
VER-LEX PAINT  
5-10365

BERGEN CO

BCSA0258203

## **ATTACHMENT 23**

2SD OXF 2 000293



- = SEWER
- = POINT OF DISCHARGE
- - - = E. RUTHERFORD STORM DRAIN

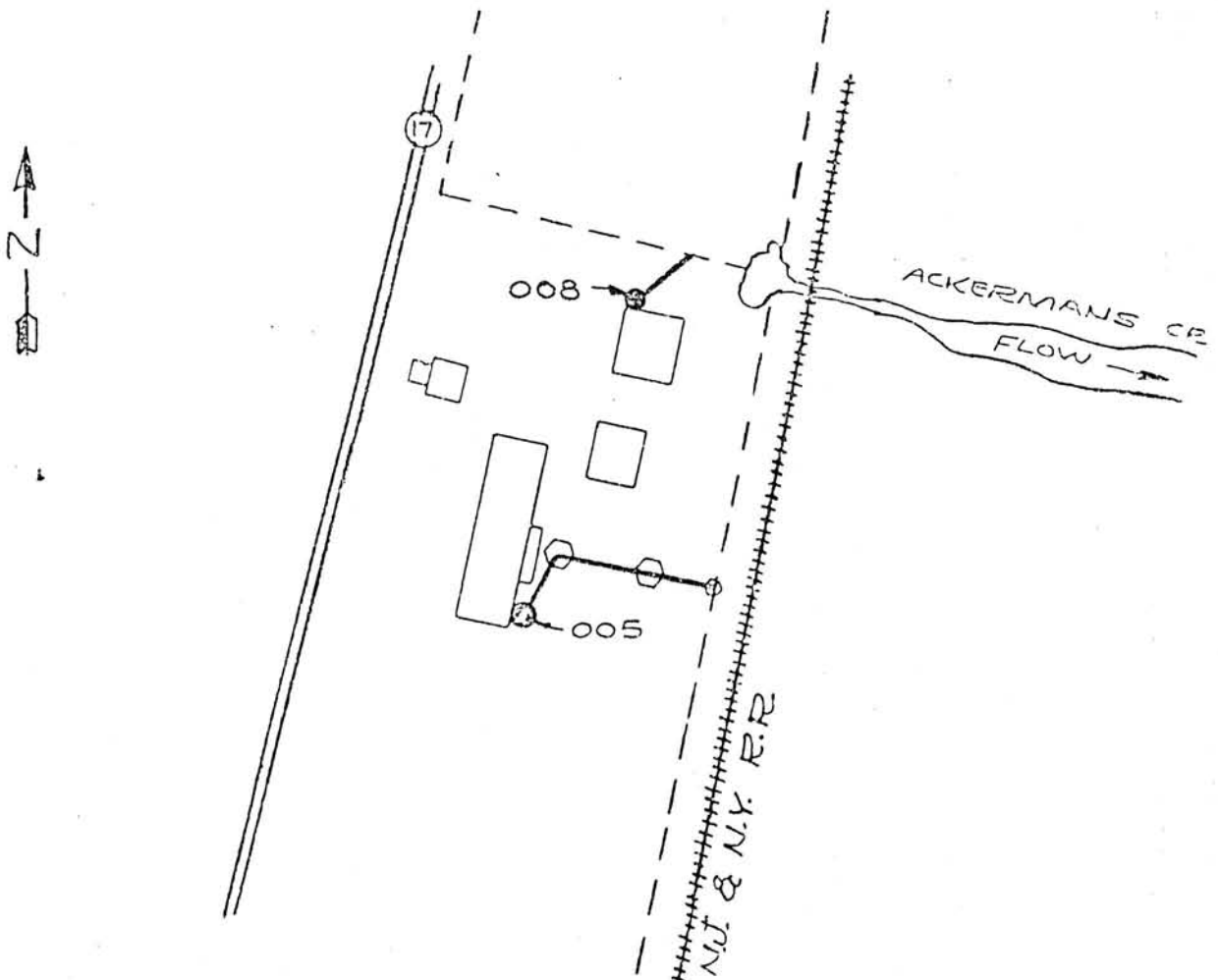
ALL ELEV. RELATIVE  
TO PLANT REF. PT.

EXISTING DISCHARGE  
IN - ACKERMANS CREEK  
AT - EAST RUTHERFORD BOROUGH  
County 05: BERGEN, State: N. J.  
Application by: UNIVERSAL OIL PROD.  
JUNE 30, 1971 DATE  
SHEET 4 OF 7

250 0X8

2

000293



0 100 200 300 400  
SCALE 1" = 200'

— = SEWER

⊙ = POINT OF DISCHARGE

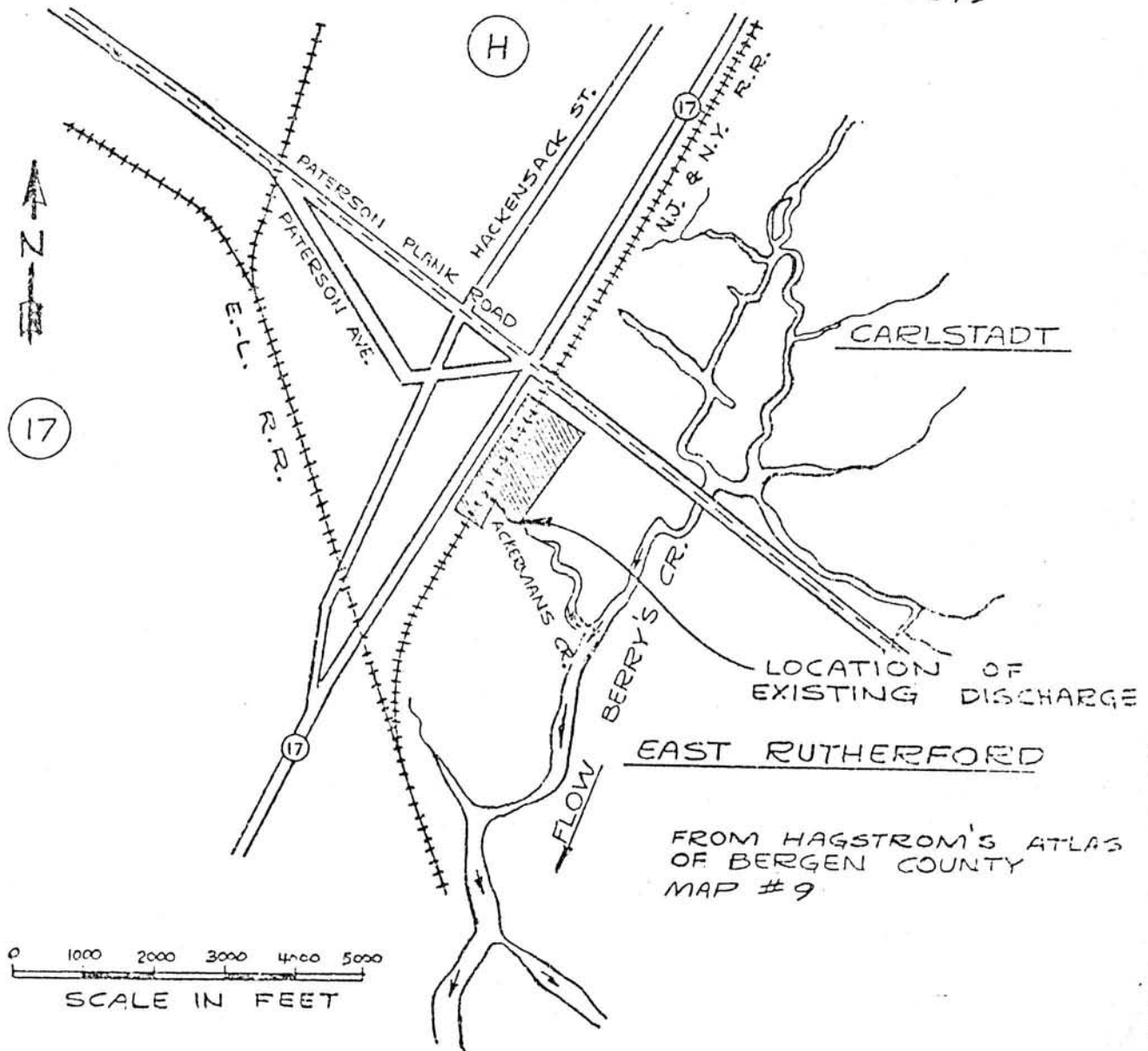
- - - = E. RUTHERFORD STORM DRAIN

⬡ = STORM CATCHBASIN  
ALL ELEV. RELATIVE TO PLANT REF. PT.

EXISTING DISCHARGE  
IN - ACKERMANS CREEK - - -  
AT - EAST RUTHERFORD BOROUGH -  
County of BERGEN, State: N.J.  
Application by: UNIVERSAL OIL PROD  
JUNE 30, 1971 - - - DATE  
SHEET 3 OF 7

2SD 0X8

2 000293



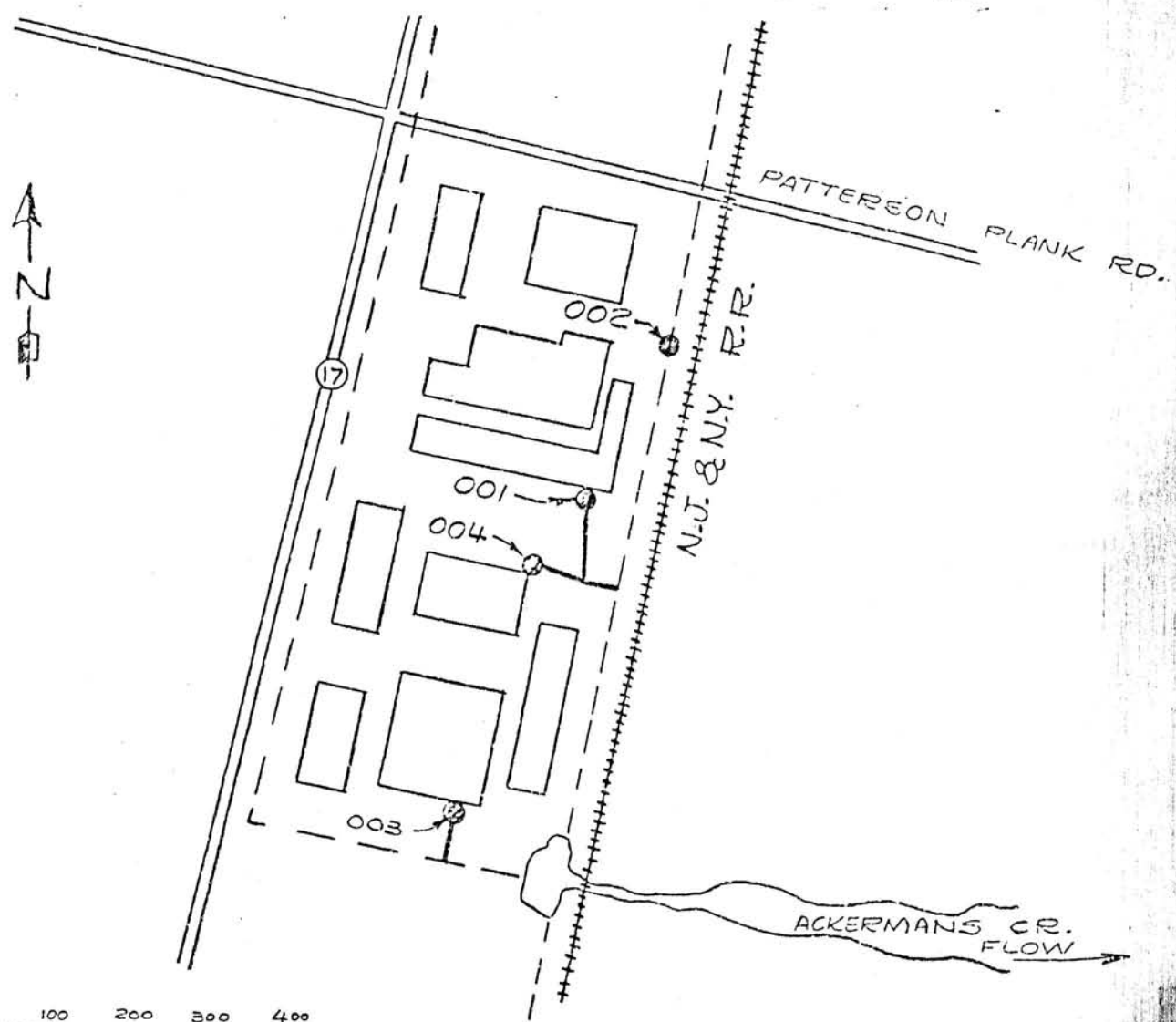
FROM HAGSTROM'S ATLAS  
OF BERGEN COUNTY  
MAP #9

## EXISTING DISCHARGE

IN - ACKERMAN'S CREEK  
AT - EAST RUTHERFORD BOROUGH  
COUNTY of: BERGEN, State: N.J.  
Application by: UNIVERSAL OIL PROD  
JUNE 30, 1971 DATE  
SHEET 1 OF 7



250 018 2 000292



0 100 200 300 400  
SCALE 1" = 200'

- = SEWER
- ⊙ = POINT OF DISCHARGE
- - - = E. RUTHERFORD STORM DRAIN

ALL ELEV. RELATIVE  
TO PLANT REF. PT.

EXISTING DISCHARGE  
IN : ACKERMANS CREEK  
AT : EAST RUTHERFORD BOROUGH  
County of : BERGEN , State : N.J.  
Application by : UNIVERSAL OIL PROD.  
JUNE 30, 1971 — DATE  
SHEET 2 OF 7

## **ATTACHMENT 24**

**Party Name: Becton, Dickinson and Company**

**Associated Parties: None Known**

**EPA ID: NJD000304782 [VVS 307 0298]**

**1. Site Information:**

- (a) **Street Address:** 11 Stanley Street, East Rutherford, NJ 07073  
**Block and Lot:** Block 89B and 88 [VVS 307 0250]  
**Acreage:** 25 acres [VVS 307 0002]

**2. Responsible Party Information:**

- (a) **RP Name:** Becton, Dickinson and Company (Becton)  
**Mailing Address:** 1 Becton Drive, Franklin Lakes, NJ 07417-1880 [VVS 307 0139]  
**Phone Number:** (201) 460-2000 [VVS 307 0028]  
**Contact Name:** W. J. Howe, President [VVS 307 0028]
- (b) **Type of Organization:** Unknown  
**State of Incorporation:** Unknown  
**Corporate Status:** Unknown

**3. Facility/Party Operations:**

- (a) **Type of Business:** According to a January 30, 1969, NJDOH Industrial Waste Survey, Becton manufactured hypodermic needles and syringes [VVS 307 0002]. The company classified its operations as metal manufacturing/finishing and glass manufacturing/finishing [VVS 307 003]. Medical devices continue to be the principal products manufactured by the company. [VVS 307 0028]

An ECRA Sampling and Analysis Plan prepared for Becton in June 1987 identifies Becton's processes as follows: thermometer manufacturing, cannula manufacturing, glass syringe manufacturing, metal parts finishing, metal parts machining, and diagnostic instrument assembly. [VVS 307 0057]

- (b) **Operation Dates:** According to a January 30, 1969, NJDOH Industrial Waste Survey, Becton's plant was originally built in 1907; additions were completed in 1955. [VVS 307 0002]

An NJDEPE Inspection Report dated September 25, 1987, states that Becton is transferring its manufacturing operations off-site, and expects to completely close

this facility in "the near future." [VVS 307 0097]

- (c) **Hazardous Substances:** According to a January 30, 1969, NJDOH Industrial Waste Survey, Becton, Dickinson and Company's "major waste sources are the metal plating and glass grinding operations. Characteristics of the plating waste are heavy metals, chromates, cyanide, and pH, and for the grinding waste is primarily suspended solids." [VVS 307 0003]

A May 1, 1986, NJDEPE Incident Notification Report states that 20,000 gallons of #6 fuel oil and 20,000 gallons of #4 fuel oil were released from leaking underground storage tanks [VVS 307 0048]. A letter from Becton to NJDEPE dated May 2, 1986, described this incident as follows, "During the course of removing a 20,000 gallon underground storage tank in #6 fuel oil service, the soil surrounding the center circumference of the tank was found to contain an accumulation of congealed #6 fuel oil. The quantity of oil in the soil could not be determined. Approximately 40 cubic yards of soil containing hardened soil/fuel oil bumps has been removed...The spillage apparently occurred during occasional deliveries into the tank. The tank has been in service in excess of 20 years." [VVS 307 0049, 0091]

An NJDEPE Industrial Waste Survey dated February 11, 1977, identified Becton's wastes as: trichloroethylene, 1763 gal/yr.; petroleum distillates, 932 gal/yr; mineral oil, methacrylate polymer chlorinated wax and phenolic antirust/antioxidant, 605 gal/yr; methylene chloride and mineral spirits, 165 gal/yr; kerosene, 50 gal/yr; aliphatic naphthas and chlorinated solvents, 50 gal/yr; alcohol and water, 2118 gal/yr; acetone and water, 1758 gal/yr; and freon, 528 gal/yr. [VVS 307 0032]

According to an ECRA Sampling and Analysis Plan dated June 1987, testing and soil samples taken at Becton's facilities uncovered the following substances: antimony, arsenic, cadmium, chromium, copper, lead, mercury, nickel, selenium, zinc, cyanide, and petroleum hydrocarbons. [VVS 307 0078-0079, 0081]

An NJDEPE Duty Officer Notification Report dated August 16, 1989, states that a forklift turned over at the Becton facility, spilling less than a quart of sulfuric acid. The spill was cleaned up by Becton using Speedy Dry. [VVS 307 0105]

According to the NJ Spill Act, acetone, arsenic, cadmium, chromium, copper, lead, mercury, methylene chloride, nickel, phenol, selenium, trichloroethylene and zinc are hazardous substances.

- (d) **Permit/Compliance History:** A NJDOH Order dated April 1, 1970, states that Becton is discharging industrial waste into the Hackensack River and requires that

wastewater treatment and/or disposal facilities be installed by June 22, 1970. [VVS 307 0017]

An NJDEPE Fact Sheet for Draft NJPDES Permit to Discharge into the Waters of the State of New Jersey dated March 29, 1985, describes Becton's application number NJ0001074 to discharge non-contact cooling water, steam generator blowdown water and stormwater runoff into Berry's Creek. [VVS 307 0037, 103-4, 113-7, 144-147]

According to NJDEPE Hazardous Material Spill Incident Reports, three incidents occurred at the Becton facility: a sulfuric acid spill occurred on August 16, 1989; a natural gas fire occurred on September 8, 1989; and another fire caused by an unknown substance occurred on October 9, 1990. [VVS 307 0136, 0137, 0138]

According to an October 23, 1985, NJDEPE Discharge Surveillance Report, Becton exceeded its permit limitations for total suspended solids. [VVS 307 0041-0042]

On January 11, 1988, NJDEPE sent Becton a Notice of Violation for exceeding federal discharge limitations. Becton's discharge contained the following violations: chromium, 2.2 mg/l; lead, 0.7 mg/l; and zinc, 1.75 mg/l. [VVS 307 0248]

- (e) **Disposal Practices:** According to a 1969, NJDOH Industrial Waste Survey, plating and glass manufacturing wastes were discharged to storm sewers that discharged to Berry's Creek. These wastes consisted of heavy metals, chromates, cyanide, and suspended solids [VVS 307 0005]. Approximately 90,000 cubic feet of plating wastes were discharged into Berry's Creek each month [VVS 307 0009]. Treatment was not provided for the rinse waters in the plating operation; when strong baths were dumped, self neutralization was achieved or lime was added to maintain the proper pH [VVS 307 0005]. Process waste from the glass operation entered two trenches that discharged to a storm sewer on Stanley Street. The solids which entered the trenches were removed, placed in 55-gallon drums, and disposed of as solid refuse on a weekly basis [VVS 307 0005]. "The cooling water discharge also enters the storm sewers. The cooling water effluents from the north side of Stanley Street and the plating wastes enter one storm sewer and the cooling water from the south side and the glass manufacturing wastes enter a second storm sewer, both of which discharge into Berry's Creek." [VVS 307 0010]

According to an ECRA Sampling and Analysis Plan, dated June 1987, Becton began discharging all process, sanitary, and floor drain contents to the public sewer. [VVS 307 0057]



State of New Jersey

DEPARTMENT OF HEALTH

JOHN FITCH PLAZA, P.O. BOX 1540, TRENTON, 08625

January 7, 1959

Seltor, Dickinson & Co.  
Stanley Street  
East Rutherford, N. J. 07073

Gentlemen:

Within the next several weeks a representative from the New Jersey State Department of Health will call on your firm. The purpose of this brief visit will be to up-date previous industrial wastewater survey work in the area. This is part of a comprehensive study involving numerous firms and is being conducted in cooperation with the Federal Water Pollution Control Administration. A sample copy of the inventory outline is enclosed.

Very truly yours,

Douglas M. Clark  
Supervising Public Health Engineer

GE18:G

Enclosure

c.c. Mr. J. Ciancia

VVS 307 0001

BCSA0017126

INDUSTRIAL WASTE SURVEY

Becton, Dickerson and Company

East Rutherford, N. J.

1. Date of Meeting: January 30, 1969

2. Personnel Participating:

The following is a list of men participating in the meeting grouped by organization represented:

Becton, Dickerson and Company

Mr. N. L. Rickert, Plant Engineer

Hudson-Delaware Basins Office, EWPCA

Mr. John Ciancia, Chief Industrial Waste Section

3. Purpose:

This meeting was scheduled by a letter from Mr. Douglas Clark, Supervising Public Health Engineer, N. J. State Dept. of Health, to the East Rutherford Manufacturing Plant of Becton, Dickerson and Company. The purpose of the meeting was to discuss industrial wastes created by the operations of this facility as they relate to pollution of the Hackensack River Basin.

4. Organization:

Becton, Dickerson and Company has both manufacturing facilities and its corporate headquarters located at Stanley Street in East Rutherford. The facilities have 400,000 sq. ft. of floor space and are located on 25 acres of property. Originally built in 1907, the plant had its last major addition in 1955. Approximately 730 employees work in the plant and 1,000 in the office. Operation is 8 hours/day, 5 days/week, 49 weeks/year.

5. Products:

The major products manufactured at this facility are hypodermic needles and syringes. The plant also produces other medical and surgical supplies.

6. Raw Materials:

Principal raw materials are stainless steel tubing, brass rods or bar stock, glass tubing, and plastic components.

## 7. Capacity:

Hypodermic needles	100,000 per week
Syringes	40,000 per week

## 8. Operations:

The metal manufacturing and finishing operations are conducted in a series of buildings on the north side of Stanley Street and the glass manufacturing and finishing on the south side of Stanley Street. The major steps involved in the production sequence are shown in Figure 1.

## 9. Water Supply:

The water supply consists of 60,000 cu. ft./month from a well on the company's property and 500,000 cu. ft./month from the Hackensack Water Company. A breakdown of water use is as follows:

<u>Well</u>	<u>Hackensack Water Company</u>
Process (plating) 60,000 cu. ft./mo.	Process
	Plating 30-35,000 cu. ft./mo.
	Glass Mfg. 40-50,000 cu. ft./mo.
	Indirect cooling 360,000 cu. ft./mo. (including boiler makeup)
	Sanitary 65,000 cu. ft./mo.
	Total (approx.) 500,000 cu. ft./mo.

The well water is used for intermediate rinsing and purchased water for strong baths and final rinsing in the plating operation. The process water in glass manufacturing is used to form a slurry for lubrication and cooling in the grinding operation, as well as for washing ground glass components. Cooling water uses include air conditioning, cooling of compressors and linear zone water, and plastic molding and miscellaneous machine cooling. All cooling except the air conditioning system are once through operations and do not involve treatment. Cooling in the air conditioning system is accomplished in four cooling towers. Chemicals such as phosphates and chromates are added to the recirculating system from which about 10 gpm is continuously drawn off. The boiler feedwater is softened by ion exchange.

## 10. Waste Sources:

The major waste sources are the metal plating and glass grinding operations. Characteristics of the plating waste are heavy metals, chromates, cyanide and oil, and for the grinding waste is primarily suspended solids. A more detailed description of these waste sources is as follows:

### Automatic Plating Line

<u>Operation</u>	<u>Tank Size (gal)</u>	<u>Contents</u>
Alkaline cleaning	400	Alkaline cleaning agent
Running rinse		Water



Operation	Tank Size (gal)	Contents
Acid bath	100	50% muriatic acid
Running rinse		Water
Cyanide bath	100	6% sodium cyanide
Copper plating bath	100	3.5 oz/gal copper cyanide 4.5 oz/gal sodium cyanide 10 oz/gal Rochelle salt 6-8 oz/gal caustic soda
Spray rinse		Water
Acid bath		5% sulfuric acid
Running and spray rinse		Water
Nickel Plating	2,100	55-60 oz/gal nickel sulfate 8 oz/gal nickel chloride 6 oz/gal boric acid Brighteners
Running and spray rinses		Water
Chrome plating	400	30 oz/gal chromic acid
Running and spray rinses		Water

Rinse waters contaminated with dragout are primarily responsible for pollutants leaving plating operation. Strong baths are dumped very infrequently (usually at least 2 months); copper, nickel and chrome plating baths practically never dumped because when problem occurs baths are emptied in sequence from start of the line to rectify situation.

The plant also has a manual line similar to the automatic sequence except that the tanks are much smaller in size (about one fourth) and only flowing (no spray) rinses are used. However, the dumping of strong baths is somewhat more frequently (about one half interval between dumpings).

Total rinse water discharged from the plant from both plating operations is approximately 20,000 cu. ft./month. Rinse waters flow into floor trenches that discharge to two pits outside the building which are connected to a storm sewer system. Each of the concrete pits are about 6 x 6 ft. and are 5 ft. deep.

Glass manufacturing process water is discharged from the grinding and the washing operations. Two systems are used in the grinding operations: recirculation of the water contacting the grinding surface, with either continuous discharge and replenishment of a small fraction of the recirculation water or periodic dumping and replenishment of the entire volume. The washing of the parts is carried out in a still rinse which is periodically dumped.

The total amount of water discharged from these operations is about 40-50,000 cu. ft./month. The effluents enter two trenches which discharge to the storm sewer. The primary contaminant is very fine suspended solids.

The cooling water discharge also enters the storm sewers. The cooling water effluents from the north side of Stanley Street and the plating wastes enter one storm sewer and the cooling water from the south side and the glass manufacturing wastes enter a second storm sewer, both of which discharge to Berry's Creek.

11. Waste Treatment:

No treatment is provided for the rinse waters in the plating operation. When strong baths are dumped, self neutralization of the baths is normally attained to some extent, with lime being added to the pit when necessary to achieve proper pH. Litmus paper is used to check pH.

In the glass manufacturing operation, process wastes from the grinding machine and wash systems enter two trenches that discharge into the sewer system. The effluent line from the trench is well above the bottom. Thus, any solids entering the trench settle and remain at the bottom. Beeton, Dickerson and Co. removes the bulk of the solids by machine cleaning techniques and schedules. The sediment reservoir in the machine is emptied into 55 gal. drums and disposed of as solid refuse on a weekly basis. The company has not made any determinations on the concentration of suspended solids discharged to the storm sewer with the process water.

12. Supplemental Information:

Beeton, Dickerson and Co. is evaluating proposals to install additional waste treatment equipment at the plating operations.

**Party Name: United States Printing Ink Corporation (USPI)**

**Associated Parties:** Delaware United States Printing Ink Corporation  
Colonial Printing Ink  
Millmaster Onyx Group, Inc.  
Gulf Oil Co.  
Kewanee Industries, Inc. [VVS 349 0002, 0064, 0127]

**EPA ID:** NJD095171948 [VVS 349 0028, 0078]

**1. Site Information:**

- (a) **Street Address:** 343 Murray Hill Parkway, East Rutherford, NJ 07073  
**Block and Lot:** Block 106A, Lots 4B, 4C, and 7B  
**Acreage:** 3.5 acres [VVS 349 0013]

**2. Responsible Party Information:**

- (a) **RP Name:** United States Printing Ink Corporation  
**Mailing Address:** 343 Murray Hill Parkway, East Rutherford, NJ 07073  
**Phone Number:** (201) 933-7100  
**Contact Name:** Herbert L. Edelman, Vice President - Operations [VVS 349 0074]
- (b) **Type of Organization:** Delaware United States Printing Ink Corporation (USPI) is a division of Millmaster Onyx Group, Inc., a Delaware corporation. Documents dated 1980, indicated that USPI was affiliated with Gulf Oil Co. Documents dated 1978, stated the name of the company is U.S. Printing Ink Co., Division of Kewanee Industries, Inc., a subsidiary of Gulf Oil Corporation. Documents dated 1977, stated that Colonial Printing Ink was a division of United States Printing Ink.  
**State of Incorporation:** Delaware  
**Corporate Status:** Active [VVS 349 0029, 0126-0127, 0132]

**3. Facility/Party Operations:**

- (a) **Type of Business:** An NJDEPE Industrial Waste Survey, dated November 17, 1977, stated that USPI had 119 employees and manufactured colored and black printing inks. [VVS 349 0001]
- (b) **Operation Dates:** A February 1990 Draft Preliminary Assessment prepared for the USEPA by NUS Corporation stated that USPI had been in operation since 1961. [VVS 349 0118]

An undated document [possibly prepared in 1978 or 1979], entitled General Facility Information, stated that the USPI facility opened in 1964, but also listed the names of contractors used from 1950 to 1964. In addition, this document identified a USPI facility in Little Ferry, New Jersey. [VVS 349 0132, 0135]

A September 1992, EPA document indicated that the East Rutherford facility was in operation in 1992. [VVS 349 0125]

- (c) **Hazardous Substances:** A November 1980 NJDEPE Hazardous Waste Investigation Report stated that USPI inks had an oil and varnish medium, and USPI occasionally handled inks that contained heavy metals. [VVS 349 0029]

Chemical analysis of samples taken from materials in 1981, indicated the presence of arsenic, cadmium, chromium, lead, nickel, and toluene [VVS 349 0037-0045]. [Please note that this analysis does not specifically state that these samples were taken from USPI's facility, but was contained within USPI's file.]

An August 12, 1981, letter to USPI from NJDEPE, indicated that analysis of two samples taken at USPI's facility revealed grease and oil. Based on the analysis, NJDEPE determined that "the material stored on [USPI's] facility is hazardous." [VVS 349 0060]

Waste oil is classified as hazardous under the NJ Spill Act.

Correspondence from USPI to NJDEPE, dated September 1981, also identified K068 (lead and hexavalent chromium), D005 (barium), D007 (chromium), and D008 (lead) as waste materials that USPI generated and stored on-site. [VVS 349 0065]

Chromium, barium, and lead are all classified as hazardous under the NJ Spill Act.

A December 10, 1981, NJDEPE memo indicated that materials used and/or generated by USPI "would be considered hazardous based on the mineral oil carrier." The material had a petroleum distillate as its carrier, and exhibited heavy metal characteristics. [VVS 349 0072]

A July 13, 1982, RCRA inspection by NJDEPE states that USPI admitted that its "caustic wash" and floor sweepings of "molibdate [sic] orange pigment" were hazardous. The inspector noted 55-gallon drums of cyanide

salts and waste inks [VVS 349 0087-88]. Sample analyses reviewed by the inspector noted parameters for PCB; the inspection report noted that PCB may be formed in some pigments used by USPI [VVS 349 0090]. Analysis of a soil sample taken from USPI on August 21, 1986, by NJDEPE indicated the presence of Aroclor 1254 at a concentration of 1,526 ug/kg. [VVS 349 0125]

According to a letter to NJDEPE dated October 5, 1982, USPI identified its solvent carriers as light paraffinic distillate (commercial name Mineral Seal Oil (Magie 535 Oil)) and heavy naphthenic distillate (commercial name Mineral Oil (2440 Ink Oil)). USPI stated that neither of the above materials is considered hazardous. [VVS 349 0073]

An undated document [possibly 1978 or 1979], enabled General Facility Information, indicated that process wastes disposed of for the USPI facility at the Avon Landfill included the following components: [VVS 349 0134]

- Iron, manganese, magnesium
- zinc, cadmium, copper, chromium (trivalent)
- chromium (hexavalent)
- lead
- resins
- other solvents non-polar
- oils and oil sludges
- salts
- paints and pigments

All of these elements, except resins and salts, are considered hazardous under the NJ Spill Act.

An April 22, 1993, printout from the NJDEPE Community Right-to-Know Inventory System identified the following hazardous substances at the USPI facility: copper, cyanide, and petroleum distillates [VVS 349 0146-0147]. These substances are classified as hazardous under the NJ Spill Act.

- (d) **Permit/Compliance History:** On December 23, 1971, the NJDEPE Division of Water Resources issued an Administrative Order charging USPI with "discharging industrial waste, oil, and other polluting matter into a tributary of Berry's Creek...in violation of R.S. 58:12-2 and R.S. 58:10-23.1..." and "discharging harmful, deleterious and polluting matter, including industrial wastewaters from a sewer or drain into a tributary of Berry's Creek...without approval of [NJDEPE] as required by R.S. 58:12-3." USPI was ordered to provide treatment facilities and remove all existing waste

on the premises, as well as cease and desist discharging wastewaters and other polluting matter, by March 31, 1972. [VVS 349 0015]

A January 5, 1972, letter from USPI to NJDEPE indicated that USPI was taking steps to correct conditions at the facility which lead to discharges of "industrial waste, oil and other polluting matter into a tributary of Berry's Creek." USPI indicated that the conditions were "caused by accidental spills, primarily on the part of our oil suppliers, and some poor housekeeping on our part." [VVS 349 0004]

Additional letters between USPI and NJDEPE dated February 1972, through June 1972 detail additional efforts undertaken at the USPI facility to eliminate the discharge problem cited above, as well as to excavate contaminated soils and dredge and fill a ponding area at the facility. [VVS 349 006-0013]

A NPDES permit (No. NJ0003646) was granted to USPI on May 14, 1979. This permit, effective from August 1, 1979, through August 1, 1983, authorized USPI to discharge non-contact roller mill cooling water from its 343 Murray Hill Parkway facility into Berry's Creek. [VVS 349 0024, 0029]

In August 1980, USPI filed a Notification of Hazardous Waste Activity that identified it as a generator and treatment, storage, or disposal facility (TSDF). In November 1980 USPI submitted a RCRA Part A Permit Application. [VVS 349 0119]

Based on the results of inspections of USPI on October 31, and November 1, 1981, NJDEPE issued a Notice Of Prosecution to USPI on April 23, 1981. The violations alleged were disposal of solid waste on the premises without an approved registration statement from NJDEPE, and disposal of solid waste on the premises without first submitting and obtaining approval of an engineering design. [VVS 349 0036, 0058-0059]

A July 13, 1982, memorandum regarding a RCRA inspection conducted on that date states that the spillage on the USPI premises had "never been cleaned" and discrepancies were noted on several manifests. A Notice of Prosecution was recommended. [VVS 349 0077]

On August 3, 1983, USPI received NJDEPE Division of Environmental Quality, Bureau of Air Pollution Control permit numbers 043644, 043645, and 043646 for its #12 and #24 roller mills, and #3 varnish ink tank. [VVS 349 0025-27]

An April 28, 1989, letter from Alpha Engineering & Surveying Associates, Inc. (Alpha), stated that USPI retained Alpha to provide independent certification of a Closure Plan implemented in order to delist the facility as a (TSDF), pursuant to N.J.A.C. 7:26-9.3(a). The letter states that the storage area had been evacuated and there was no residual material observed. [VVS 349 0106]

- (e) **Disposal Practices:** A November 9, 1977, NJDEPE Industrial Waste Survey stated that USPI generated approximately 4,000 to 4,500 gallons per month of waste oils and inks that were taken to RKD Oil Resources, Little Ferry, New Jersey, and 2,500 gallons per month of wastewater and sludge that were disposed of at Grove [sic] Landfill in Pennsylvania. In addition, approximately 80 cubic yards of solid waste was generated per month. Other transporters noted on the report were S. & L. Zeppetelli, Inc., and Jonas Waste Removal. [VVS 349 0001-0003]

USPI received a NJPDES permit in May 1979, to discharge non-contact roller mill cooling water to Berry's Creek. [VVS 349 0024, 0029]

An undated document [possibly prepared in 1978 or 1979] entitled General Facility Information stated that a United States Printing Ink facility in Little Ferry, New Jersey, generated wastes that were disposed of at the Avon Landfill in Lyndhurst, New Jersey. Transporters identified were Zeppetelli (1962 to 1964) and Coney Delia (1950 to 1962). The waste categories identified were: [VVS 349 0134-0135]

- iron, manganese, magnesium
- zinc, cadmium, copper, chromium (trivalent)
- chromium (hexavalent)
- lead
- resins
- other solvents nonpolar
- oils and oil sludges
- inorganic salts
- paints and pigments

An undated EPA Notification of Hazardous Waste Site form stated that USPI disposed of organics, inorganics, heavy metals, and paints and pigments at the Avon Landfill, from 1962 to 1972. [VVS 349 0136]

A November 1980, Hazardous Waste Investigation Report stated that wastewater from washing mixing containers was collected in drums and stored in the USPI yard. Approximately 200 drums of ink were observed

stacked three high on a permeable surface in the USPI yard. Many of the drums were in poor condition and lacked lids. Sludges were noted on the ground and on the drums. Directly behind the drum storage area was a dry stream bed in which the vegetation was stained black. Black sludge was accumulated on the stream bank and in the stream. The lowest point of the stream contained a black liquid. A drainage pipe from the stream led to a larger stream that is a tributary to Berry's Creek. The larger stream had a 4- by 6-foot contained area of black liquid, which USPI employees stated was periodically cleaned and disposed of with the domestic waste. [VVS 349 0029-0030]

Two waste ink tanks were observed. USPI employees stated that the waste ink was handled by Ned's Waste Oil, Newton, New Jersey, without manifest [VVS 349 0030]. A 1990 Preliminary Assessment Report prepared by NUS Corporation for the U.S. EPA identified the tanks as 1,000 gallons each. [VVS 349 0119]

During the 1980, investigation, a roll-off container used for domestic waste was noted to contain several small drums containing ink resin. The roll-off was owned by Zeppetelli, Inc., Moonachie, New Jersey. [VVS 349 0029]

A small landfill was observed in a marshy area of the USPI premises. The landfill contained cement, paper, and other domestic waste. According to USPI employees, waste solvents were used to clean up spills, by placing the solvent on rags. The method of disposing of the rags was not noted. [VVS 349 0030]

During a July 13, 1982, RCRA inspection by NJDEPE, a check of waste manifests revealed that waste ink was listed as either waste ink, waste oil, or waste ink flammable. This material was disposed of by either Oil Recovery Co., Inc., Clayton, New Jersey, Delaware Container, Coatesville, Pennsylvania, or Noble Oil, Vincentown, New Jersey. A recent clean-up of the R&D Lab resulted in unidentified wastes that were handled by Delaware Container. [VVS 349 0092]

A June 1986, NJDEPE Inspection Report stated that approximately 5,000 gallons of non-hazardous ink waste, classified as ID27, were disposed of monthly by Delaware Container [VVS 349 0102]. A May 1989, Inspection Report stated that a non-hazardous waste identified only as X726 was disposed of by Cosie Ecology Oil Salvage Co., Vineland, New Jersey. [VVS 349 0110-0111]

A May 5, 1989, NJDEPE Inspection Report indicated that USPI contracted



with Cosie Ecology Oil Salvage Co., of Vineland, NJ (EPA ID #NJD045995693) for waste disposal. [VVS 349 0111]

- (f) **Liability Discussion:** United States Printing may be considered liable for the discharge of hazardous substances pursuant to the NJ Spill Act. Oils were discharge from the facility into a tributary to Berry's Creek. Oils are classified as hazardous substances under the NJ Spill Act. Oil, in its constituent forms, is identified as a contaminant of concern in the Berry's Creek drainage basin.

In addition, USPI used chromium, lead, zinc, copper, cyanide, petroleum distillates, and PCBs (Aroclor 1254) in its manufacturing process; but, no information in the file indicated a discharge of these substances. These substances are classified as hazardous substances under the NJ Spill Act. These substances are all identified as contaminants of concern at the Berry's Creek drainage basin.

USPI also generated barium, a hazardous caustic wash, and molybdate orange pigments that USPI admitted were hazardous, but are not, at this time, contaminants of concern at the site.

- (g) **Comments:** The USPI facility is listed in CERCLIS (ID No. NJD095171948) and is a part of the Murray Hill Parkway Site (CERCLIS ID No. NJD980769327). [VVS 349 0125]
- (h) **Recommendations:** USPI may supply additional information about its release of hazardous substances into the Berry's Creek drainage basin if sent a 104(e) Information Request Letter.

Additional corporate research should be conducted to confirm the corporate status of USPI.

## **ATTACHMENT 25**

# Hackensack Meadowlands Floodplain Management Plan

*prepared in conformity to*

**The National Flood Insurance Program  
Community Rating System  
Activity 510 Guidelines**

*for*

**The New Jersey Meadowlands Commission  
One DeKorte Park Plaza  
Lyndhurst, New Jersey**

**October 24, 2005**



FL-05-104	Ever since roads have been re-paved in area, flooding has occurred during a medium rainstorm. Area at rear of property is an abandoned railroad siding, which is now a pond.
FL-05-105	Storm drains will not drain fast enough. Public drain at Madison Circle Drive clogged.

## **B. Existing Conditions**

The watershed is bounded by industrial buildings on Manor Street to the north, railroad tracks to the west, wetlands associated with Berry's Creek to the south, and Berry's Creek to the west. The watershed is comprised mostly of industrial properties.

Berry's Creek has a mean high water spring (MHWS) elevation of 3.9 feet (NAVD88) near the vicinity of the problem area. The ground elevation in the area varies from 4 feet to 6 feet (NAVD88) where flooding occurs in the watershed. In a 25-year storm event, the water surface elevation is 6.0 feet (NAVD88), per FEMA's 2005 FIS.

According to a recent NJMC field inspection, a number of catch basins in the stormwater sewer system in the watershed are either clogged or failed. The percentages of collapsed catch basins and catch basins clogged with silt and debris within the watershed are 15% and 30%, respectively. The condition of all of the stormwater system's outfall(s) could not be confirmed, as their location(s) is unknown. A located outfall, directly east of 55 Madison Circle on Block 106.02 Lot 6, is buried in several feet of silt and has no visible connection to Berry's Creek. A wetland directly below the culvert is above the crown elevation of the pipe. Remnants of a channel are visible on a 2002 aerial photograph of the area.

Additionally, the flooding shown in Photo 2 has been eliminated by the regrading of the property as authorized by the NJMC (File No. 05-032).

## **C. Preliminary Assessment**

The preliminary assessment reveals that the flooding conditions on Murray Hill Parkway are due to silt and debris clogging the catch basins, the system outfalls, and, potentially, the stormwater sewer pipes. An interim solution is for the stormwater sewer system to be cleaned out. The stormwater sewer system clean out should include the removal of silt and debris from each catch basin and the removal of silt, debris, and/or vegetation at any outfall. The installation of a one-way valve system at each located outfall is highly recommended. Note that the restoration of the outfalls will likely require significant permitting, as channels will have to be developed through wetlands.

If flooding continues after cleaning the stormwater drainage system, the NJMC recommends a more detailed hydrologic and hydraulic study to determine whether the size and slope of the drainage system are sufficient and as to whether a barrier levee and pump system will be required to reduce flooding. This study should be performed by a licensed Professional Engineer with experience in stormwater analysis and storm system design.

## **ATTACHMENT 26**



State of New Jersey  
Department of Environmental Protection and Energy

Environmental Regulation  
Wastewater Facilities Regulation Program

CN 029

Trenton, NJ 08625-0029

FEB 26 1993

Dennis Hart  
Administrator

Scott A. Weiner  
Commissioner

Vincent Vitielli, Sr. Vice President  
Berlin & Jones  
2 East Union Avenue  
East Rutherford NJ 07073

CERTIFIED MAIL

RETURNED RECEIPT REQUESTED

PL 27051819

Dear Mr. Vitielli:

Re: SIU Permit Application Number NJ0053724  
Submitted by Charles Watson on December 15, 1983

Pursuant to an amendment to N.J.A.C. 7:14A-1 et seq. adopted on December 29, 1992, almost all wastewater discharges via sanitary or combined sewer systems or other approved disposal locations into Publicly Owned Treatment Works (POTWs) which have Pretreatment Programs approved by the Department ("delegated local agencies" or "DLAs") no longer need relevant individual NJPDES/SIU permits issued by the Department. Rather, the discharger must have written permission from the DLA, in such form as the DLA may require. The Clean Water Enforcement Act, P.L. 1990, c.28, as revised by P.L. 1991, c.8, provides DLAs enforcement authority essentially equivalent to the Department's. Hence, in order to eliminate duplicate permitting and enforcement, the Department is ceasing to process pending applications for initial NJPDES/SIU permits and modifications and/or renewals thereof.

Our records indicate that an application for a NJPDES/SIU permit was submitted, regarding discharge from your facility, but that a draft permit was not published. The noted regulatory change means that you no longer need such a permit, and the Department is hereby providing notice that processing has ceased.

Any construction relevant to new, additional or modified discharge from your facility, may be subject to prior Department approval. However, regarding discharge to any DLA, your facility shall be deemed to possess a NJPDES/SIU permit-by-rule, and shall be subject to compliance with relevant Federal, State and POTW standards and requirements. (N.J.A.C. 7:14A-13.5(c)). A copy of the current relevant document(s) issued by the DLA granting permission to discharge into the POTW shall be readily available for inspection by the Department and/or DLA, at or as near to the site of the discharge as practicable.

Any pending application(s) with the Department, except for NJPDES/SIU actions, are not affected by this decision.

Additional information concerning this action may be obtained by contacting Gary Torres at (609) 633-3823.

Sincerely,

*Mary Jo M. Aiello*

Mary Jo M. Aiello, Chief  
Bureau of Pretreatment and Residuals

c: Debra Hammond, Bureau of Permits Management

USE/EDIT-SCAN/EDIT CMD

Current File: PERMITS

Permit Name: Berlin & Jones

APPL. DATE: 1/09/84 PERMIT NUMBER: NJ0053724N

FACILITY NAME: Berlin & Jones

FACIL. NUMBER: f023

LOCATION: Address

Permit Engineer: XX

City East Rutherford

POTW NJPDES No. NJ00

ref: 53274N

(N)ew/(R)enew/(M)od/(E)merg: N

CONSOLIDATION (Y/N) \_\_\_\_

ENGR XX

NUL \_\_\_\_

NU2 \_\_\_\_

NU3 \_\_\_\_

PERMIT STATUS: X

I - Incomplete Application TWA (Y/N) \_\_\_\_

N- \_\_\_\_

A - Technical Review

B - Internal Review

DSW (Y/N) \_\_\_\_

ISS(Y/N) \_\_\_\_

C - Public Noticed

D - Public Hearing

DGW (Y/N) \_\_\_\_

ISS(Y/N) \_\_\_\_

E - Resp. to Comments

F - Permit Finalized

IWMF(Y/N) \_\_\_\_

ISS(Y/N) \_\_\_\_

G - Adj. Hearing

H - SIU Complete; Issuance Pending Consolidation

CATEGORICAL (Y/N)

STANDARD 1:

STANDARD 2:

STANDARD 3:

COMMENTS: permit not issued. Applicant not advised. Inactivated 4/90-4/91

TYPE OF FACILITY: \_\_\_\_ L=LF, R=RCRA, D=DECON., S=SUPERFUND, T=TRANSFER STATION

DRAFT PERMIT:

FINAL PERMIT: Issuance Date

Issuance Date

Effective Date

Pub. Not. Date

Expiration Date

Position cursor to desired field or select a command.

START-OVER

ADD-DATA

DELETE-RECORD

SAVE-CHANGES

SAVE-AND-NEXT

DONE



## **ATTACHMENT 27**

78-224

ALL  
Buck

FILE NO. \_\_\_\_\_  
 COUNTY/STATE \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 PHONE \_\_\_\_\_

FILE NUMBER \_\_\_\_\_  
 ENGINEER \_\_\_\_\_

REQUEST	APPLICATION RECEIVED	FEES		APPROVED
		RECEIVED	AMOUNT	
ZONING CERTIFICATE:	8/1/78	8/7/78	50.00	9/15/78
VARIANCE/SPECIAL EXCEPTION:	8/1/78	8/7/78	100.00	9/13/78
PUBLIC NOTICE & HEARING:		8/29/78	50.40	
CONSTRUCTION PERMIT/ CERTIFICATE OF COMPLIANCE:		9/20/78	263.00	9/19/78
FOUNDATION				
ARCHITECTURAL				
STRUCTURAL				
MECH & HVAC				
PLUMBING & ELECTRIC				
OTHER (TANKS, SIGNS)				
OCCUPANCY CERT/CERT OF COMPLETION:				2/23/79
PARTIAL/TEMP				
PARTIAL/TEMP				
PARTIAL/TEMP				
CONTINUED OCCUPANCY CERTIFICATION:				
PARTIAL/TEMP				
MINOR SUBDIVISION:				
MAJOR SUBDIVISION:				
PRELIMINARY PLAN				
IMPROVEMENT PLANS				
FINAL PLAN				
SPECIALLY PLANNED AREAS:				
GENERAL PLAN				
DEVELOPMENT PLAN				
IMPLEMENTATION PLAN				

#### ACTIVITY REPORT SECTION

FILL IN OR CIRCLE ONE OF THE FOLLOWING:

- 1) (Residential) (Commercial/Business) (Industrial) (Tank) (Signs)
- 2) (New) (Addition) (Alteration) (Change of Occupancy)
- 3) New Square Footage: 10,539 sq ft
- 4) Number of New (Employees) (Dwelling Units): 0
- 5) Cost of Improvements: \$275,000.



## Hackensack Meadowlands Development Commission

100 MEADOWLAND PARKWAY • SECAUCUS, NEW JERSEY 07094

TELEPHONE: (201) 864-1220

N. J. CENTREX: (201) 648-2322

JOSEPH A. LEFANTE  
Chairman

PATRICIA Q. SHEEHAN  
Executive Director

February 23, 1979

Salvatore Zanca  
Construction Official  
Borough of East Rutherford  
Paterson Ave. & Everett Pl.  
East Rutherford, NJ 07073

Re: Berlin & Jones Addition  
File 78-224

Dear Mr. Zanca:

This Office has conducted an inspection of the Berlin and Jones facility located at 2 East Union Avenue, Block 106A, Lot 3E, in East Rutherford.

Based on the above, we have determined that all the construction has been completed in accordance with the approved plans. Therefore, we are hereby issuing our certificate of completion, designated CT-78-224.

If you have any questions, please contact Mr. Oliver of our staff.

Sincerely,

OFFICE OF THE CHIEF ENGINEER

A handwritten signature in cursive script, reading "Fred P. Platt, Jr.".

FRED P. PLATT, JR., P.E., P.P.  
ASSISTANT SUPERVISING ENGINEER

CPO/cv

cc: James Vernocchi, Branca Builders  
Charles Watson, Berlin & Jones



POST OFFICE BOX 140 LO  
TELE

January 8, 1979

Hackensack Meadowlands Development Commission  
100 Meadowland Parkway  
Secaucus, New Jersey 07094

Mr. Carlos Oliver

Re: Berlin & Jones Addition  
East Rutherford, New Jersey

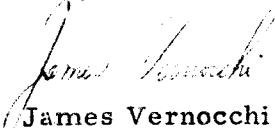
Dear Mr. Oliver:

As per our conversation this afternoon, please authorize the building inspection of the project at your earliest convenience.

The electrical inspection was made by Garden State Electrical Inspector

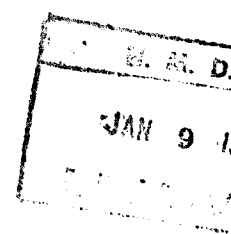
Please contact me if you have need for any further information.

Very truly yours,

  
James Vernocchi  
Project Manager

JV:jj

cc: Mr. Charles Watson, Berlin & Jones



BCSA0304554



BRANCA BUILDERS, INC.

POST OFFICE BOX 140 LODI NEW JERSEY  
TELEPHONE (201) 7

September 27, 1978

Hackensack Meadowlands Development Commission  
100 Meadowland Parkway  
Secaucus, New Jersey 07094

Mr. Kondratic,

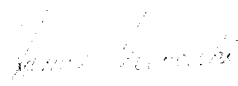
Re: Berlin & Jones Addition  
East Rutherford, New Jersey

Dear Mr. Kondratic:

Please be advised that the footing trenches will be available for inspection on Thursday, September 28, 1978.

We would appreciate you making your inspection as soon as possible. Please ask for our Field Superintendent, Lou Vernocchi, upon arriving at the jobsite.

Very truly yours,

  
(James Vernocchi  
Project Manager

JV:jmv

cc: Mr. Salvatore Zanca  
Construction Official  
Paterson Avenue and Everitt Place  
East Rutherford, New Jersey 07073

*We did inspect portion  
of trench (North  
yesterday 9/28/78  
Reviewed this letter  
9/29/78*



## Hackensack Meadowlands Development Commission

100 MEADOWLAND PARKWAY • SECAUCUS, NEW JERSEY 07094

TELEPHONE: (201) 864-1220

N.J. CENTREX: (201) 648-2322

PATRICIA Q. SHEEHAN  
Chairman

WILLIAM D. McDOWELL  
Executive Director

September 19, 1978

Mr. Salvatore Zanca  
Construction Official  
Paterson Avenue and Everett Place  
East Rutherford, New Jersey 07073

Re: Berlin and Jones Addition  
File 78-224

Dear Mr. Zanca:

This Office has completed its review concerning the 10,539 square foot addition to the existing Berlin and Jones facility located on East Union Avenue, Block 106A, Lot 3E, in East Rutherford, New Jersey.

In accordance with Section 2.5 of the Uniform Code Enforcement Procedure Resolution, we have reviewed and approved said plans. Enclosed please find two copies of the plans approved as-noted by this Office. This letter will act as the certificate of compliance, designated CN-78-224.

If you have any questions, please contact Mr. Oliver of our staff.

Sincerely,

OFFICE OF THE CHIEF ENGINEER

A handwritten signature in cursive script, reading "Fred P. Platt, Jr.".

Fred P. Platt, Jr., P.E., P.P.  
Assistant Supervising Engineer

CO/jc

cc: James Vernocchi, Bergen Engineering Co.  
Charles Watsen, Berlin and Jones  
Municipal Clerk  
Tax Assessor

Enc.

**IB**  
**IB** BRANCA BUILDERS, INC.

POST OFFICE BOX 140 LGD1 NEW JERSEY C  
TELEPHONE (201) 779

August 21, 1978

Hackensack Meadowland Development Commission  
100 Meadowland Parkway  
Secaucus, New Jersey 07094

Mr. Carlos Oliver

Re: Berlin & Jones Addition  
East Rutherford, New Jersey

Dear Mr. Oliver:

Enclosed please find a copy of drawing #2 by Frank S. Parker Associates,  
entitled Excavation and Fill Plan, dated 5/1/61, revised 12/29/61.

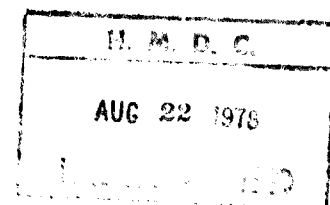
We are also enclosing a copy of Woodward-Clyde-Sherard and Associates'  
Final Report - Soil and Foundation Investigation - Proposed Envelope  
Manufacturing Plant, East Rutherford, New Jersey, dated May 24, 1961.

Very truly yours,

*James Vernocchi*  
James Vernocchi  
Project Manager

JV:jmv

Encs.







## Hackensack Meadowlands Development Commission

100 MEADOWLAND PARKWAY • SECAUCUS, NEW JERSEY 07094

TELEPHONE: (201) 864-1220

N.J. CENTREX: (201) 648-2322

PATRICIA Q. SHEEHAN  
Chairman

WILLIAM D. MCDOWELL  
Executive Director

September 13, 1978

Mr. James Vernocchi, Project Manager  
Bergen Engineering Co.  
131 Washington Street  
Lodi, NJ 07644

Re: Berlin and Jones Addition  
File 78-224

Dear Mr. Vernocchi:

This Office has completed its review of your application on behalf of Berlin and Jones, Inc. for a variance from the Commission's Light Industrial and Distribution "A" Zone concerning the construction of a 10,539 square foot addition to an existing building located on East Union Avenue, Block 106A, Lot 3E, in East Rutherford.

Based on our review, your variance request to permit a reduction in the finish floor elevation to 9.5 feet amsl, is hereby approved.

Please find enclosed a copy of our Decision which is valid for a period of six (6) months.

If there are any questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in dark ink, appearing to read "W. McDowell".

WILLIAM D. MCDOWELL  
EXECUTIVE DIRECTOR

CPO/cv

cc: Mr. Charles Watson, Berlin & Jones  
Mr. Salvatore Zanca, Construction Official  
Municipal Clerk  
Tax Assessor

Enc.

DECISION ON THE VARIANCE APPLICATION OF BERLIN AND JONES INC., FILE 78-221

I. INTRODUCTION

Bergen Engineering Co. has filed on behalf of Berlin and Jones, Inc., 2 East Union Avenue, East Rutherford, New Jersey, an application for a variance from the Hackensack Meadowlands Development Commission's Zoning Regulations in order to construct a 10,539 square foot addition to an existing building located on East Union Avenue, Block 106A, Lot 3E, in East Rutherford.

Specifically, the applicant seeks relief from the Commission's Light Industrial and Distribution "A" Zoning Regulations which require a minimum finished floor elevation of 10 feet above mean sea level, (proposed 9.5 ' amsl.)

In lieu of public hearing on this matter, a public notice was sent on August 10, 1978 to all property owners within 200 feet as required by law, and legal notice was published, inviting written comments and/or objections within 10 days. The Office of the Chief Engineer did not receive any correspondence on this application.

All information, plans and correspondence received by the Office of the Chief Engineer relative to the application were made part of the record.

II. FINDINGS

A. CHARACTER OF THE AREA

The subject property is located in an area that is primarily light industrial. To the north, east, and south, are warehouse and distribution type buildings, located within the Commission's Light Industrial and Distribution "A" Zone. Along the western property line of the subject property, runs a rail line which also denotes the westerly boundary of the Hackensack Meadowlands District. Thereafter, there are also light industrial facilities.

B. HMDC MASTER PLAN

Under the Commission's Zoning Regulations, the subject property is designated as Light Industrial and Distribution "A". This zone is

intended to accommodate a wide range of industrial, distribution, business, and commercial uses that generate a minimum of detrimental environmental effect.

C. RIPARIAN

As indicated on the Department of Environmental Protection Overlay Map entitled "Rutherford", number 721-2154, there exists two riparian areas of previous existing ditches. Although these two ditches are located over the building site, no riparian land is covered by the proposed addition.

D. PROPOSED STRUCTURE

The applicant proposes to construct a 10,539 square foot addition, 76 feet by 138.7 feet. The entire structure will be constructed with a metal frame, block walls, and will rest on a spread footing foundation. In addition, the applicant proposes to reinforce the existing wall of the building in order to support the roof loads of the new structure.

F. ARMY CORP FLOOD STUDY

According to the Hackensack Meadowlands Mathematical Study completed in June, 1975, by consultants for the U.S. Army Corps of Engineers, flood surface water elevations for a 100 year storm were predicted as follows: for 1972 - 6.1'amsl, for 1984 - 6.8'amsl. This model also indicates that a standard project event (500 to 1000 year occurrence) would result in a water surface elevation of 8.9 feet for 1972 and 10.0 feet for 1984. (These figures have been adjusted for wind setup and model error).

Flood levels will increase as development continues beyond 1984, but cannot be accurately predicted without re-running the computer model for full development. It is estimated, however, that future development would cause the water surface elevation to rise another .7 feet beyond 1984. This would indicate a full development water surface elevation for a 100 year storm of approximately 7.5 feet amsl. Events beyond a 100 year occurrence will cause flooding.

G. GENERAL FINDINGS

1. This building was constructed prior to the existence of the Commission, therefore, the finish floor elevation of the building was constructed at 9.55 feet amsl.

2. According to the letter, dated September 7, 1978, submitted to this Office by Mr. James Vernocchi of Branca Builders, Berlin and Jones, Inc. necessitates the additional warehouse space in order to service their account.

3. Mr. Vernocchi also stated that it is imperative that floor elevations remain the same due to the correlation of the production, warehouse and distribution aspects of the facility.

III. DECISION

After careful consideration of this matter, we find that the applicant has complied with the standards for the granting of variances as specified in Section 6-303(D) Standards for Variances:

1. The variance requested arises from such condition which is unique to the property in question and is not ordinarily found in the same zone, and is not created by an action or actions of the property owner or the applicant.

The property is unique with respect to finish floor elevation in the existence of a large complex of buildings with fixed finished floor elevations, and through which a large amount of goods must pass by fork lift. It is also unique in being located in an area where the Corp Model predicts a 100 year water surface elevation of 6.8 feet amsl.

2. The granting of the variance will not adversely affect the rights of adjacent property owners or residents.

A reduction of the finish floor elevation requirements for this new addition will not adversely affect the adjacent property owners.

3. The strict application of the provisions of the regulations from which a variance is requested will result in peculiar and practical difficulties.

to, or exceptional or undue hardship upon the applicant represented in the application.

Denial of the variance from the 10 foot minimum finished floor elevation would cause extreme practical difficulties by forcing fork lifts to move up or down possible steep and hazardous slopes or create long internal ramps which could severely hamper movement of goods through the building.

4. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

No negative impacts on the general public will be caused by permitting construction of this addition at an elevation of less than 10 feet amsl.

5. The variance desired will not have an adverse environmental impact.


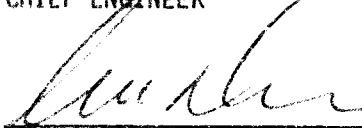
On the contrary, all additional runoff from the addition and the proposed parking will be tied into a proposed storm sewer network.

6. Granting the variance desired will not substantially impair the intent and purposes of these regulations and would not result in substantial detriment to the public good.

The intent of the regulations in requiring a minimum finished floor elevation is to protect all new structures and their contents from damage due to flooding.

Based on the Army Corp Flood Study (Section F), it is apparent that this structure will be adequately protected from a 100 year storm at any elevation above 6.8 feet amsl, in 1984, and 7.5 feet amsl at full development.

Therefore, based on the above, this variance from the Commission's finished floor elevations requirement of 10 feet amsl to 9.5 feet amsl is hereby approved.

<u>Approval</u>	<u>9/14/78</u>	<u></u>
RECOMMENDATION ON VARIANCE REQUEST	DATE	GEORGE D. CASCINO, P.E., CHIEF ENGINEER
<u>Approved</u>	<u>9/15/78</u>	<u></u>
DECISION ON VARIANCE REQUEST	DATE	WILLIAM D. MCDOWELL EXECUTIVE DIRECTOR

CP0/cv

August 21, 1978

Hackensack Meadowland Development Commission  
100 Meadowland Parkway  
Secaucus, New Jersey 07094

Mr. Carlos Oliver

Re: Berlin & Jones Addition  
East Rutherford, New Jersey

Dear Mr. Oliver:

Enclosed please find a copy of drawing #2 by Frank S. Parker Associates, entitled Excavation and Fill Plan, dated 5/1/61, revised 12/29/61.

We are also enclosing a copy of Woodward-Clyde-Sherard and Associates' Final Report - Soil and Foundation Investigation - Proposed Envelope Manufacturing Plant, East Rutherford, New Jersey, dated May 24, 1961.

Very truly yours,

James Vernocchi  
Project Manager

JV:jmv

Encs.



## Hackensack Meadowlands Development Commission

100 MEADOWLAND PARKWAY • SECAUCUS, NEW JERSEY 07094

TELEPHONE: (201) 864-1220

N.J. CENTREX: (201) 648-2322

PATRICIA Q. SHEEHAN  
Chairman

WILLIAM D. McDOWELL  
Executive Director

August 10, 1978

Mr. James Vernocchi  
Bergen Engineering Co.  
131 Washington Street  
Lodi, New Jersey 07030

Re: Berlin & Jones Add.  
File 78-224

Dear Mr. Vernocchi:

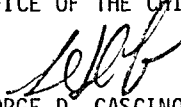
The Hackensack Meadowlands Development Commission has issued this date, the required notices concerning your application for a variance from the Commission's Light Industrial and Distribution "A" Zone, in order to construct a 10,539 square foot addition to the existing building located at 2 East Union Avenue, Block 106A, Lot 3E, East Rutherford, New Jersey.

Specifically, we shall review your request for relief from the Commission's restrictions governing finish floor elevation (+10' amsl required).

The Chief Engineer has waived the necessity for a public hearing on this matter and has notified the property owners within 200 feet, as well as the Mayor of East Rutherford, and the Bergen Record. Written comments and/or objections to this application have been invited to be submitted within the next ten (10) days. After this period and consideration of any comments, a Decision will be rendered.

Sincerely,

OFFICE OF THE CHIEF ENGINEER

  
GEORGE D. CASCINO, P.E., P.P.  
CHIEF ENGINEER

CPO/cv

cc: Charles S. Watson, Berlin & Jones, Inc.



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P.P.

103

1-E owner ~~Blaine Harris~~  
2 E. Union Ave  
E. Rutherford

BLK. 103 ; LT 1F-1D-2B

Allied Roofing Supply Co  
Route 17  
E. Rutherford 07073

102-C -2D- Chemel Corp.  
1100 DuBois Tower  
Cincinnati, Ohio

2E Same ↑

2F Same ↑

2G Essengee Investors  
375 Murray

105A  
104

22E General Tire Realty Co  
1708 Englewood Ave  
Akron, Ohio 44309  
22F Banger Punta Operations  
25 East Union Ave.  
East Rutherford, NJ 0

96

23 C 75 East Union Ave. Assoc  
152 Market St Room 214  
Paterson, N.J. 07505

106A

2B Marathon Enterprises Inc.  
66 East Union Ave.  
East Rutherford, NJ 07073

3N

Bergen County Associates  
375 Murray Hill Parkway  
East Rutherford, NJ 07073

4B

Bergen County Associates

4D

Same

Inc.

073

Harrison Meadows Development Commission

106 ADOWLEAD PARKWAY • SECAUON, NEW JERSEY 08001

Telephone: (609) 441-1220

R.E. Carlson, (609) 645-7322

APPLICATION FOR (x) ZONING CERTIFICATE ( ) CONTINUED OCCUPANCY  
Required Fee --- \$50.00 (\$25.00 for Sign)  
SITE PLAN --- DUPLICATE REQUIRED

PLEASE PRINT

NAME OF APPLICANT Bergen Engineering Co.

ADDRESS OF APPLICANT 131 Washington Street, Lodi, New Jersey 07644 201-779-4600  
(Street) (Municipality) (State) (Phone)

PROPERTY FOR WHICH APPLICATION IS MADE:

- (1) Owner's Name Berlin & Jones, Inc.
- (2) Owner's Address 2 East Union Ave., E. Rutherford, N. J.
- (3) Location of Property: Street E. Union Avenue Block 106A Lot 3E E. Rutherford  
Municipality
- (4) Detailed Description of Proposed Use Warehousing for storing envelopes.
- (4a) What outdoor storage or activities planned? none
- (5) Description and Cost of Proposed Construction Warehouse addition Cost \$275,000.00
- (6) Number of New Employees/Residents none
- (7) Number of Off-Street Parking Spaces Provided additional 42 spaces
- (8) Number and Type of Trucks Owned none
- (9) Number of Off-Street Truck Parking Spaces Provided
- (10) Number and Type of Loading Docks one new
- (11) Is Retail Outlet Store Planned? no
- (12) Number of Off-Street Customer Spaces Provided none
- (13) What Local or County Approvals have been filed for? none

(If property falls within Bergen County, site plan approval from Bergen County Planning Board may be necessary).

Signature of Applicant (Indicate Authorized Agent) James Vernocchi  
Bergen Engineering Co.

(Printed Name)

DATE

Owner's Authorization: I hereby authorize Bergen Engineering Co. to act as my agent  
in matters pertaining to this application.

Charles Watson

Owner's Signature

Charles J. Watson, VP  
Berlin & Jones, Inc., Harrison Plains

(Printed Name)

Aug 1st 1978  
DATE

H. M. D. C.

AUG 7 1978

OFFICE USE ONLY:

FILE NUMBER

DATE FILED

BCSA0304568

PLANNING COMMISSION  
HARRISON BLAINE

VICARARY DEPUTY  
Planning Director

APPLICATION FOR VARIANCE FROM ZONING REGULATIONS

APPLICATION NO. \_\_\_\_\_

FILING DATE \_\_\_\_\_

FEE \_\_\_\_\_

NAME OF APPLICANT Bergen Engineering Co.

ADDRESS OF APPLICANT 131 Washington Street Lodi, New Jersey 07644 201-779-4600  
(Street) (Municipality) (State) (Phone)

PROPERTY FOR WHICH VARIANCE IS REQUESTED:

- (1) Owner's Name Berlin & Jones, Inc.
- (2) Owner's Address 2 East Union Ave., E. Rutherford, N.J. 07073  
(If different than location in (3), give both)
- (3) Location of Property: Block 106A Lot 3E Municipality E. Rutherford
- (4) EMDC Zoning Designation Light Industrial "A"
- (5) State Provisions of Zoning Regulations from which variance is sought \_\_\_\_\_  
Finished floor elevation

- (6) State reasons for variance request and why compliance is not possible Existing building floor is currently at elevation 9.5'; therefore, new addition floor must be kept at 9.5' in order to allow traffic movement between facilities.

- (7) State resulting hardships if variance request were denied the proposed warehousing addition would not be able to be constructed. Too much space in existing facility would have to be sacrificed for ramps, etc.

- (8) Signature of Applicant (Indicate properly authorized agent) Bergen Engineering Co.

Date

- (9) I hereby authorize Bergen Engineering Co. to act as my agent in all matters pertaining to this variance application.

James Vernocchi

Charles Watson

DATE Aug 1st 1978

Charles L. Watson V.P.  
Berlin & Jones, Inc., Harrison Blaine  
OWNER

ALL APPLICANTS

Your attention is called to the revised fee schedule of the Hackensack Meadowlands Development Commission, effective May 25, 1971. This schedule provides: "Whenever a public hearing is required on an application by statute or by rule or regulation of the Commission, the applicant shall, in addition to the fee provided for herein, pay the cost of inserting such legal advertisements as shall be required by the Commission and the cost of the preparation of a stenographic record of the hearing."

H. M. D. C.

AUG 7 1978

BCSA0304569

WOODWARD-CLYDE-SHERARD AND ASSOCIATES  
SOIL AND FOUNDATION ENGINEERING  
GREER ENGINEERING ASSOCIATES DIVISION

88 GREENWOOD AVENUE  
MONTCLAIR, NEW JERSEY

CABLE "WOODCLYDE NEWYORK"

TELEPHONE PILGRIM 6-0200

May 24, 1961  
61M35

Berlin-Jones, Incorporated  
611 West 26th Street  
New York, New York

Attention: Mr. Frank Connor  
Vice President

Final Report

Soil and Foundation Investigation

Proposed Envelope Manufacturing Plant

East Rutherford, New Jersey

Gentlemen:

Submitted herewith is our final report on the soil and foundation investigation made for a proposed envelope manufacturing plant to be located in East Rutherford, New Jersey. This work was performed in accordance with our Proposal dated March 10, 1961, and was authorized by Mr. Walter Nilson on March 13, 1961.

We appreciate the opportunity of working with you on this project. Please call us if we can be of any further assistance.

Very truly yours,

WOODWARD-CLYDE-SHERARD & ASSOCIATES

*Herbert L. Lobdell*

Herbert L. Lobdell, P.E.

*David M. Greer*

David M. Greer, P.E.

HLL:bm

cc: Bergen Engineering Co.  
131 Washington Ave., Lodi, N. J.

Mr. George M. Ewing  
1720 Western Saving Fund Building  
Philadelphia, Pa.

Mr. Walter Nilson  
426 Maple Hill Dr., Hackensack, N. J.

SOIL AND FOUNDATION INVESTIGATION  
PROPOSED ENVELOPE MANUFACTURING PLANT  
EAST RUTHERFORD, NEW JERSEY

Report to  
Berlin-Jones, Incorporated  
New York, New York

WOODWARD-CLYDE-SHERARD & ASSOCIATES

WOODWARD-CLYDE-SHERARD AND ASSOCIATES  
100 WALL STREET NEW YORK 6, N.Y.

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## APPENDIX A

	<u>Number</u>
Site Plan . . . . .	1
Plan of Borings and Probes at Envelope Plant . . . . .	2
Generalized Soil Profile . . . . .	2A
Logs of Borings for Envelope Plant . . . . .	3, 4, 5
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## APPENDIX B

Logs of previous Borings in Vicinity

## APPENDIX C

Suggested Guide Specification for Excavation and  
Compaction of Fill

## SUMMARY

Field exploration revealed four to six feet of soft compressible marsh deposits over the entire site. Beneath the marsh deposit is a seven-foot sand layer which in turn is underlain by stiff varved clays. The varved clay becomes softer with depth and terminates at a depth of about 60 or more feet. Incompressible silts, sands, and dense glacial fill, underlie the varved clays.

The marsh deposit should be excavated beneath the building, roads, loading areas, and utilities, and replaced with select compacted fill. The compacted fill should be brought up to final grade, and should serve as the foundation for the building footings. The recommended maximum allowable soil pressure for footings in the compacted fill is 2.0 tons per square foot. Settlements will be slight and will occur during and shortly after construction; the maximum settlement due to floor loadings is computed to be a half-inch.



## INTRODUCTION

This investigation was made for a proposed envelope manufacturing plant to be erected on a "meadowlands" site located south of the extension of Union Avenue and east of the New Jersey and New York Railroad in East Rutherford, New Jersey. The steel-framed building will have dimensions approximately 280 feet by 270 feet. The front section of the building, facing Union Avenue, will be two-story and the rear three-quarters section will be one-story with floor loads ranging from 150 to 600 pounds per square foot.

The purposes of the investigation were:

- 1) to explore the subsoil conditions at the site by means of test borings and probes, and to correlate the borings with previous borings made in adjacent areas;
- 2) to determine the physical properties of the subsoils, with particular regard to compressibility under building loads;
- 3) to make recommendations pertaining to excavation and backfilling, site preparation, and
- 4) to recommend the type and depth of foundations and allowable bearing values.

Plate 1 of Appendix A is a site plan of the East Rutherford Industrial Park area showing the location of borings previously made by this firm, in addition to the present borings.

## FIELD INVESTIGATION

Two borings and eight probes were made during this investigation. The locations of the borings are shown on Plates 1 and 2; the locations of the probes are shown on Plate 2, which is a plan of the envelope plant, only.

The two borings were made by means of a weasel (tractor-mounted) drilling rig to depths of 31.5 and 75 feet. Casing was used through the upper root mat; drilling mud was used to keep the holes open thereafter. Samples were taken at about three-foot intervals to a depth of 10 feet and at five-foot intervals below 10 feet. Representative undisturbed samples were obtained of the clayey strata with a hydraulically pushed 3-inch O.D. Shelby tube sampler. The remainder of the samples were drive, or disturbed samples taken with a 2-inch O.D. split-barrel sampler driven with a 140-pound hammer falling from a height of 30 inches (Standard Penetration Test).

3

The probes were made by hand for the purpose of determining the depth of root mat.

A description of the materials encountered and a record of blow counts are shown on the boring logs, Plates 3 through 5. A key sheet to soil classification and symbols is shown as Plate 10.

#### SITE and SUBSOIL CONDITIONS

A generalized soil profile through the site and general vicinity to the east and west of the site is shown as Plate 2A in Appendix A.

The site is located near the western edge of former Lake Hackensack, a glacial lake characterized chiefly by the post-glacial deposition of thick varved clays and silt strata, and more recently by a layer of soft marsh deposit.

The average elevation of the ground surface is +2.5. During high tide the area is partially inundated. During periods of extreme lunar high tides, the water elevation is reported to be up to about Elevation +6.

The marsh deposit extends over the entire site and varies from 4 to 6 feet in thickness. The depth of soft marsh deposit or root mat at the probe locations is as follows:

<u>Probe</u>	<u>Depth of Marsh Deposit (Root Mat) Feet</u>
P-1	4.7
P-2	5.5
P-3	5.2
P-4	4.9
P-5	5.2
P-6	4.8
P-7	4.0
P-8	4.8

Most of the marsh deposit is a soft and very compressible fibrous root mat; the lower two feet at the boring locations were found to be a soft organic clay silt, also highly compressible.

Beneath the root mat at Boring B-1 a 7-foot layer of dense sand was encountered; at the same elevation in Boring B-2, the soil was mainly a medium-dense sand with pockets of clayey silt. From 13 feet to about 25 or 30 feet below the surface, the soil is a stiff to very stiff thinly varved (layered) gray silty clay, clayey silt, and silt. The stiff and strong nature of these upper clays is attributed to past regional uplift and desiccation. The varved clay gradually becomes softer with depth, being generally firm to about 50 feet and soft below that. The thickness of varves gradually increases from about 1/8 inch and less in the upper 25 feet of clay to as much as 1/2 to 1 inch below that depth. Below about 50 feet the color of the varved deposit becomes red-brown and silt varves predominate.

At 60 feet below the ground surface at B-1 there is a change to a medium-dense, red-brown sandy silt which changes with depth to a dense coarse to fine sand; these strata may be regarded as incompressible. At 73 feet below the surface a dense glacial till, consisting of a clayey silty gravelly sand was encountered. This glacial till stratum overlies the bedrock surface.

The bottom of the varved clay deposit has been found to be between 50 and 60 feet below present grade just to the north and west of the site and somewhat deeper at the DuBois Building. (See the attached borings in Appendix B.) The dense glacial till stratum has been encountered between 80 and 90 feet below present grade just to the north and west of the site. As indicated on the Generalized Soil Profile the glacial till drops off to the west of the site (to 193 feet below grade in one boring at the DuBois Building), and rises to 27 feet below grade about 1,000 feet east of the site.

#### LABORATORY TESTING

A total of three consolidation tests were run on undisturbed varved clay samples for the purposes of calculating the magnitude and rate of consolidation of this material. One of the consolidation tests was performed using a newly devised porous ring instead of the conventional solid-walled bronze ring. This was done in an attempt to more nearly simulate the lateral drainage from the more pervious varves that occurs during consolidation in the field.

Use was also made of consolidation test data from the site north of Union Avenue.

Other tests which were run for correlation purposes and for checking field classification included 21 moisture contents; 2 unconfined compression tests; 2 grain-size (hydrometer) analyses; and 4 Atterberg limits.

All test results are presented in Appendix A.

#### FOUNDATION ANALYSIS and RECOMMENDATIONS

General - Final floor grade of the building will be at Elevation +9 in order to be well above extreme high tides; outside grades, including those in parking areas, will be between Elevation +4 and +8.

It is recommended that the soft marsh deposit be completely excavated beneath the building area and compacted, select fill be placed from the excavation grade up to sub-floor grade. The compacted fill, combined with the upper natural soil strata of sand and stiff clay, will constitute an excellent soil foundation for the building. The deep, softer varved clay zones will not contribute to any significant settlement of the building.

Site Preparation - The first step in preparing the site for building construction is to excavate the soft organic deposit and to replace it with select compacted granular fill. This operation will require pumping and diking in order to permit placing of the compacted fill in the dry. (Soil cannot be compacted effectively if too wet.) This fill should be placed and compacted in lifts under engineering supervision. A suggested guide specification to excavation and filling is attached as Appendix C to this report.

The fill should extend to a minimum of 15 feet beyond the building lines. It is recommended that the organic deposit be excavated and replaced with compacted fill under roadways and truck loading areas subject to heavy traffic, and under utility lines. It is understood that in parking areas fill will be placed directly over the root mat; the settlement which will occur in these parking areas will be covered in a subsequent section.

Settlement of Fill - It has been calculated that settlement due to placement of the widespread fill up to sub-floor grade will be a maximum of about 2-1/2 inches at the center of the building area; at the edges of the site, settlement should be one-half this amount or less. In the computations, it was assumed that 12 feet of fill, weighing 125 pounds per cubic foot would be placed. Practically all of the settlement of the fill will occur during construction.

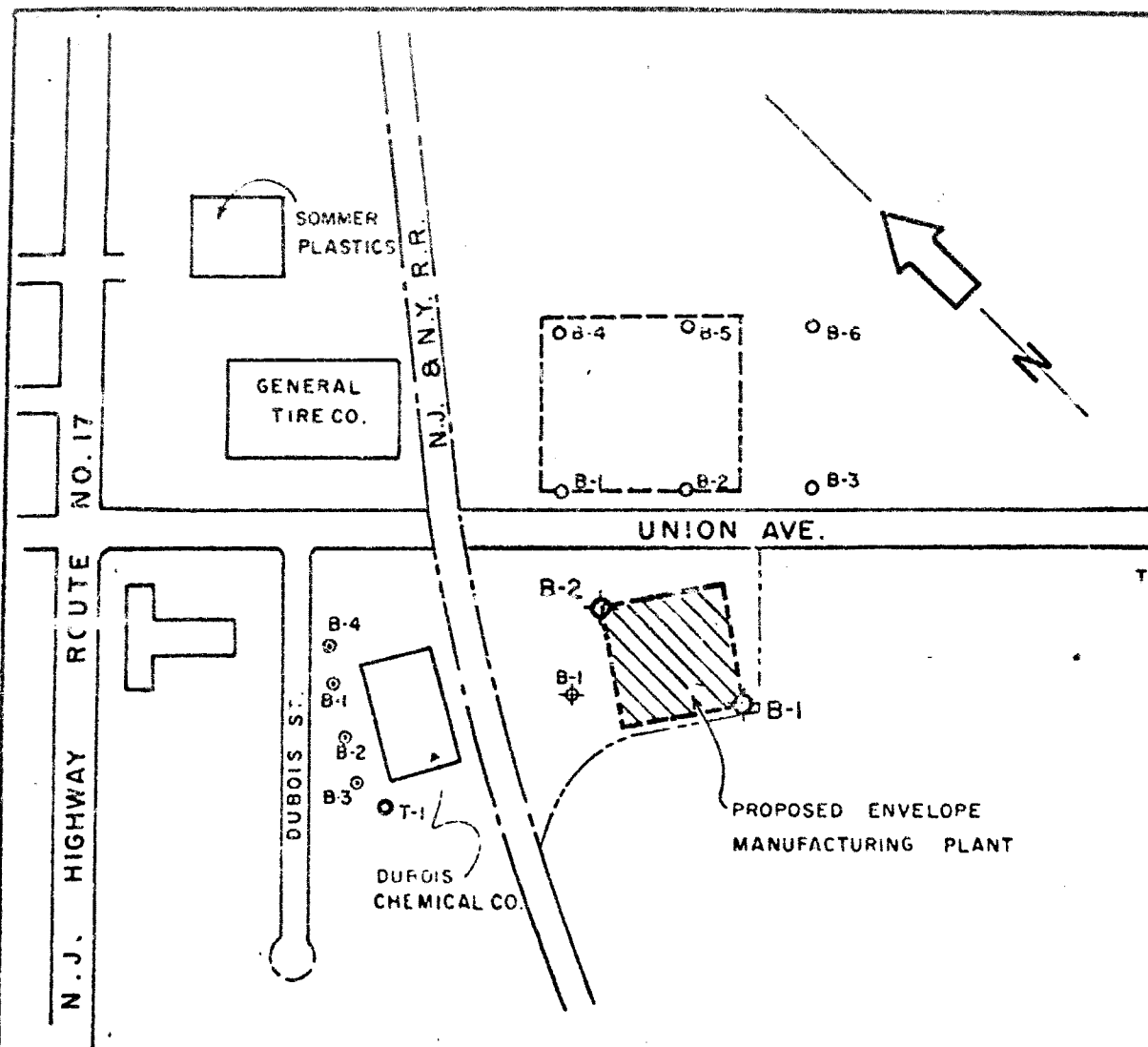
Building Pressures and Settlement - Settlement due to building and floor loads will be very small. The column footings, which will carry maximum loads ranging from about 32- to 75-tons, will all be placed within the compacted fill and will stress only the compacted fill and the top portion of the natural sand stratum so that resulting settlement of the footings should be negligible. The recommended maximum allowable soil pressure for footing is 2.0 tons per square foot; the minimum footing width should be 1.5 feet. Interior footings can be placed at a minimum depth below floor slabs; the exterior footings should be at a depth of 3 feet below final outside grade to be below the influence of frost action.

Computed settlements due to proposed floor loading on the underlying varved clays indicate a maximum of about 1/2 inch settlement at the center of the building area where the average load will be about 150 pounds per square foot, and in the center of the smaller area which will be loaded to about 600 pounds per square foot. Computed settlements at the edges of the building indicate settlements of about 1/4 inch and less. Any small settlements which do occur due to floor loading will occur rapidly due to the inherent characteristic of varved clays to consolidate rapidly.

The relatively small magnitude of computed settlements are explained by the fact that the varved clays at the site have been preconsolidated to a greater extent in the past (by desiccation), than they will be under the weight of the fill and building. Performance data from the neighboring buildings (DuBois Chemical and General Tire), as well as others that have been built in the same manner, indicates that no measurable settlements or indications of settlement have been noted. It is strongly urged that careful settlement-measurements be made during and following construction of this plant check the computed values.

Parking Areas - In the parking areas which will be built by filling directly over the root mat, it is estimated that approximately one and one-half to three feet of settlement will occur, depending upon the final design grade. It is estimated that approximately three-quarters of this settlement will occur prior to paving; the remainder of the settlement, which will be measured in inches, will occur at a continuing but decreasing rate for many years, and some unevenness should be expected. In determining the quantities of fill for parking areas, the amount of settlement which will occur during and shortly after filling should be compensated.

Settlement in the parking areas can be eliminated completely only if the root mat is excavated and replaced with fill, or if the areas are surcharged (pre-loaded) with fill above final grade.



### LEGEND

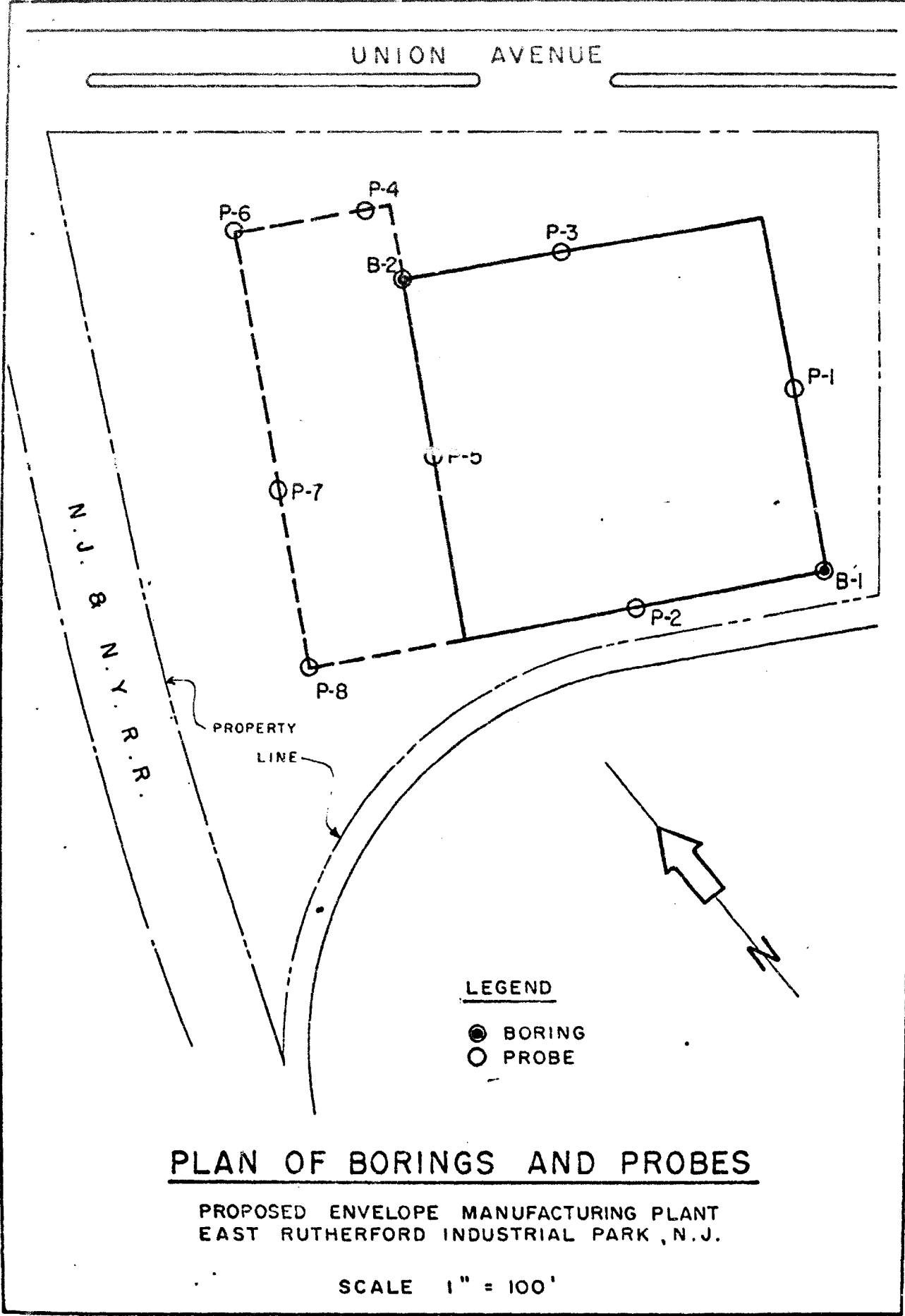
- ✓ ⊕ - BORINGS MADE BY WCSA DURING THIS INVESTIGATION
- ✓ ⊙ - " " " " (JOB NO. 60 M 150)
- ✓ ⊙ - " " " " (JOB NO. 60 M 17)
- ✓ ⊕ - " " " " (JOB NO. 59 M 18)
- ⊙ - " " " " (JOB NO. 59 M 12)

## SITE PLAN

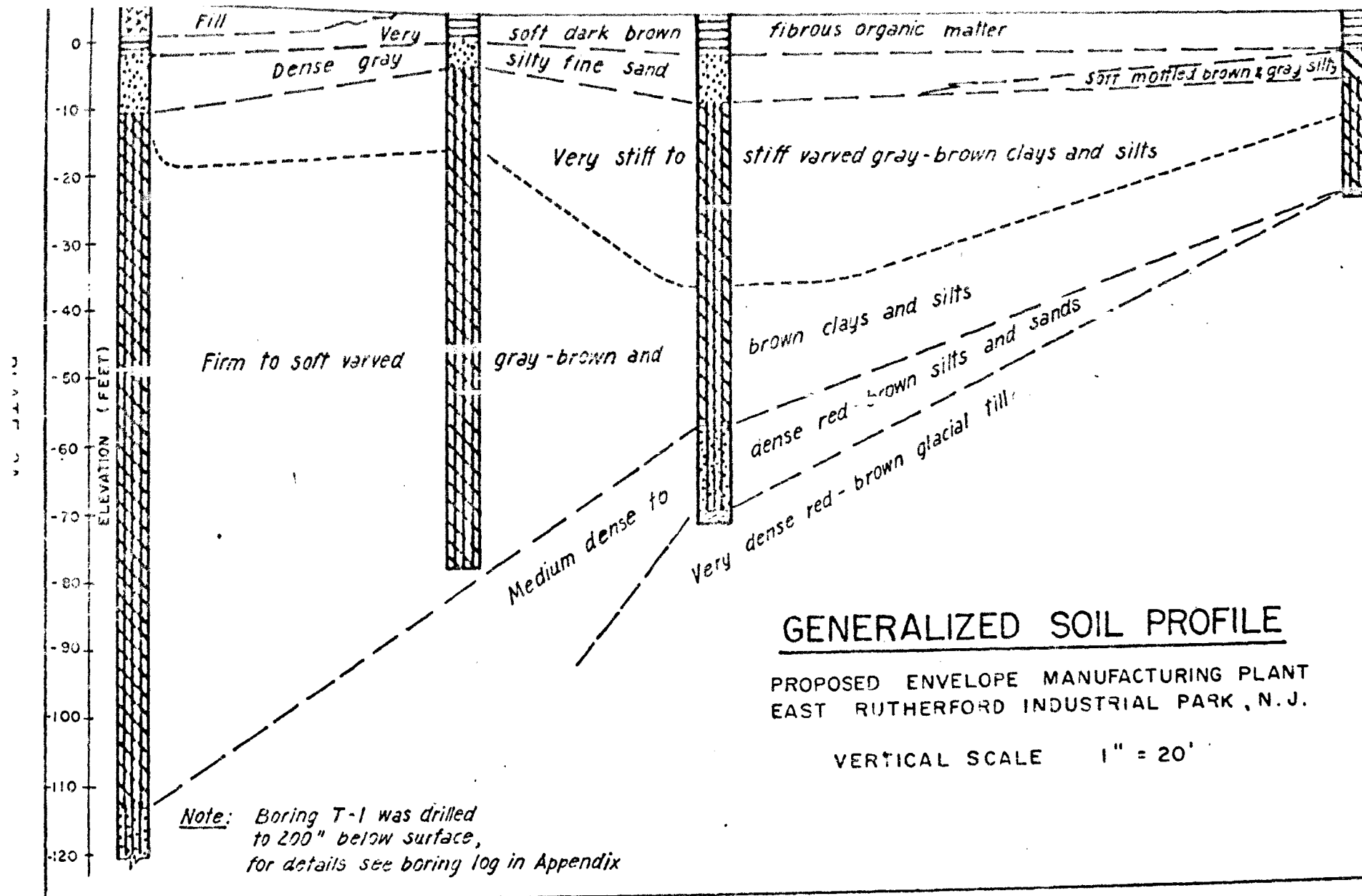
EAST RUTHERFORD INDUSTRIAL PARK  
EAST RUTHERFORD, N.J.

SCALE 1" = 400'

61-M-35







OAKLAND, CALIFORNIA  
SAN DIEGO, CALIFORNIA

DENVER, COLORADO  
KANSAS CITY, MISSOURI

CHICAGO, ILLINOIS  
NEW YORK, NEW YORK

WOODWARD-CLYDE-SHERARD AND ASSOCIATES  
SOIL AND FOUNDATION ENGINEERING  
GREER ENGINEERING ASSOCIATES DIVISION

88 GREENWOOD AVENUE  
MONTCLAIR, NEW JERSEY

CABLE "WOODCLYDE NEWYORK"

TELEPHONE PILGRIM

May 8, 1961  
61M3

Berlin-Jones, Incorporated  
611 West 26th Street  
New York, New York

Attention: Mr. Frank Connor  
Vice-President

Re: Settlement of Parking Areas  
Proposed Envelope Manufacturing Plant  
East Rutherford, New Jersey

Gentlemen:

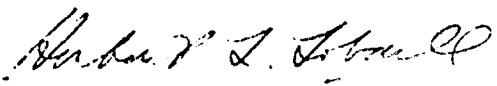
This letter is written in response to the second paragraph of Mr. Alex Ewing's April 20, 1961, letter to Mr. Walter Nilson regarding settlement in the parking areas at the above location.

It was noted in our preliminary report on the soils and foundation investigation for the subject project that much of the settlement in the parking areas, which will be built directly over the root mat, will occur during and shortly after filling. A more detailed study indicates that approximately three-quarters of the total settlement, which will vary from about 1 1/2 to 3 feet (depending upon design grade) should occur prior to paving. The remainder of the settlement, which will be measured in inches, will occur at a continuing but decreasing rate for many years, and some resulting unevenness should be expected.

In determining the quantities of fill for the parking areas, the amount of settlement which will occur during and shortly after filling should be compensated for.

Very truly yours,

WOODWARD-CLYDE-SHERARD & ASSOCIATES

  
Herbert L. Lobdell, P.E.

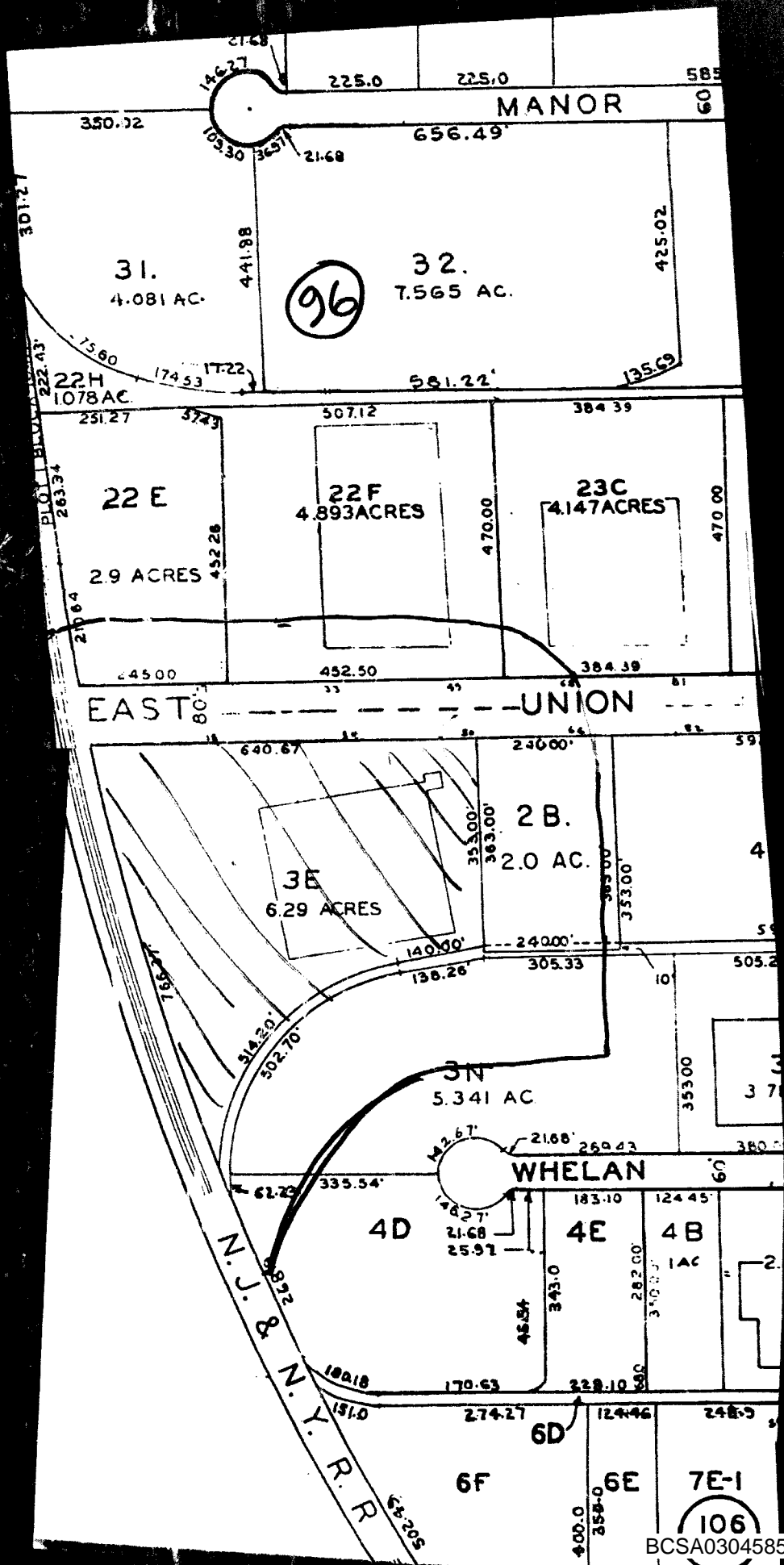
HLL:bm

cc: Mr. Walter Nilson  
426 Maple Hill Drive  
Hackensack, New Jersey

Mr. Alex Ewing  
1720 Western Saving Fund Building  
Philadelphia, Pa.

BCSA0304583

104A



HMDC  
START FILE

92-471

---

BLAIN/BERLIN +  
JONES SPRINKL  
ALT.

FILE NAME Blain/Berlin Jones Sprint Alt.FILE NUMBER 92-471HMDC STATUS FORMCIRCLE ONE:

PLANS IN: FOLDER - FLAT FILE - NONE

REQUEST	APPLICATION	PLANS	FEES		DATE OF:	
	RECEIVED	RECEIVED	RECEIVED	AMOUNT	APPROVAL	DISAPPROVAL
PUBLIC						
IMPROVEMENT						
ZONING						
CERTIFICATE						
VARIANCE/						
SPECIAL EXCEPT.						
CERT. OF						
COMPLI. (CN)					11-6-92	
FOUNDATION						
ARCH./STRUCT.						
MECH./HVAC						
PLUMBING						
ELECTRICAL						
FIRE PROTEC.	11/4/92	11/4/92	11/4/92	33.00		
OTHER: (TANKS)						
(SIGNS)						
CERT. OF						
COMPLETION (CT)						
CONT. OCCUP.						
(CT)						
MINOR SUBDIV.						
MAJOR SUBDIV.						
FINAL PLAN						
VIOLETIONS	DATE 1	DATE 2	DATE 3	REF. TO DAG	DATE FINE COLLECTED	AMOUNT OF FINE

DESCRIPTION: CIRCLE THE FOLLOWING AS APPLICABLE:

- 1) (Residential) (Commercial/Business) (Industrial) (Office) (Whse/Dist) (Retail)  
(Sale) (Sign) (Tank) (Antenna) Other: ( )
- 2) (New) (Addition) (Alteration) (Change of Occupancy)
- 3) New Square Footage: \_\_\_\_\_
- 4) Number of New (Employees) (Dwelling Units): \_\_\_\_\_
- 5) Cost of Improvement: 52,200
- 6) New Const: Number of Stories: \_\_\_\_\_ Bldg. Coverage: (FAR) \_\_\_\_\_
- 7) Lot Size: \_\_\_\_\_ Sq.Ft.
- 8) Impervious Coverage: (Existing) \_\_\_\_\_ Sq.Ft. (New) \_\_\_\_\_ Sq.Ft.
- 9) Parking Spaces: (Existing) \_\_\_\_\_ (New) \_\_\_\_\_

BLOCK: 106A LOT: 3E TOWN: ERADDRESS: 2 East Union Avenue BCSA0304587

# HACKENSACK MEADOWLANDS DEVELOPMENT COMMISSION

One DeKorte Park Plaza • Lyndhurst, New Jersey 07071  
Administrative Offices: (201) 460-1700 Telephone: (201) 460-8300  
Fax: (201) 460-1722



STEPHANIE R. BUSH  
Chairman

ANTHONY SCARDINO JR.  
Executive Director

November 6, 1992

William Griffith  
Construction Official  
Borough of East Rutherford  
Paterson Ave. & Everett Place  
East Rutherford, New Jersey 07073

RE: Blain/Berlin & Jones Sprinkler Alter.  
File: 92-471

Dear Mr. Griffith:

This Office has recently completed its review of the building permit application and related plans for the shredder/baler room sprinkler alterations at the Berlin & Jones premises located at 2 East Union Avenue, Block 106A, Lot 3E. in the Borough of East Rutherford.

Specifically, we have reviewed the following drawings:

SP-1, as prepared by FDC Fire Protection, Inc.

Our review concludes that the proposed construction complies with N.J.A.C. 19:6-1 and N.J.A.C. 5:23 et seq. In accordance with N.J.A.C. 19:6-1.7(d), we are hereby issuing this Certificate of Compliance, designated CN-92-471 (FIRE PROTECTION). Enclosed please find two sets of the plans approved as-noted by this Office.

Since this project involves only the Fire Protection Subcode and because this Office performs plan review only -without any field inspections, we therefore request that you send us a copy of your final inspection report upon completion of the project so that we may terminate our file.

NEW JERSEY IS AN EQUAL OPPORTUNITY EMPLOYER



BCSA0304588



Page 2

The applicant is hereby advised of his responsibility to investigate and obtain all federal, state, and local permits which may pertain to his proposal or project. The Hackensack Meadowlands Development Commission will not be held liable for any damages which may result from the applicant's failure to obtain the necessary approvals from all respective agencies having jurisdiction.

The applicant is advised by copy of this letter that it is his responsibility to obtain a construction permit from the Town prior to commencing work. If there are any questions, please contact this Office.

Sincerely,

OFFICE OF THE CHIEF ENGINEER



William J. Spencer  
Senior Staff Engineer  
Plan Review

Encl.

cc: M. Caruso, FDC Fire Protection Inc.



Berlin & Jones  
106.4 3.E



FIRE PROTECTION  
SUBCODE  
TECHNICAL SECTION



Date Received  
Date Issued  
Control #  
Permit # 92

**A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE. CALL UTILITY DIG NO: 1-800-272-1000**

Block 106.4 Lot 3.E  
Work Site Location BERLIN & JONES  
2 EAST UNION AVENUE EAST RUTHERFORD NJ 07073  
Owner in Fee BERLIN & JONES  
Address SAMES  
Tele. (201) 933 5500  
Contractor FDC Fire Protection Inc  
Address PO Box 133 SPARTA N.J., 07871

Tele. (908) 905-2884 (201) 729 0777  
Lic. No. \_\_\_\_\_  
Federal Emp. No. 22-3170127 or Social Security No. \_\_\_\_\_

**B. FIRE PROTECTION CHARACTERISTICS**

Use Group Present Manufacturing Proposed Same  
Constr. Class Present Non Combustible Proposed Same  
Heating Systems ☐ New ☐ Existing  
Type ☐ Gas ☐ Oil ☐ Electrical ☐ Solar  
☐ Other \_\_\_\_\_  
Location \_\_\_\_\_  
Total Est. Cost of Fire Prot. Work \$2200.00 Other \_\_\_\_\_

**JOB SUMMARY (Office Use Only)**

PLAN REVIEW	INSPECTIONS	DATES (Month/Day)
<input type="checkbox"/> No Plans Required	Type _____	Failure Failure Approve Other
Joint Plan Review Required		
<input type="checkbox"/> Bldg <input type="checkbox"/> Pump <input type="checkbox"/> Ext	Inspection Test	
<input type="checkbox"/> Fire Plans Approved	Fire Alarm Test	
Date _____	Smoke Test	
Approved by _____	Maintenance	
SUBCODE APPROVAL	TCC	
<input type="checkbox"/> COC <input type="checkbox"/> EOC <input type="checkbox"/> CA	Other	
Date _____		
Approved by _____		

**C. CERTIFICATION IN LIEU OF OATH**

I hereby certify that I am the owner of the above described property and am authorized to make this statement.  
*Michael J. Jones*

**D. TECHNICAL SITE DATA**

**Description of Work**

Water Supply Source  
Method of Valve Supervision  
Local Alarm Supervision  
Central Supervision  
Proprietary Supervision

EXISTING CITY  
EXISTING T3  
EXISTING  
MONEY WELL

Flammable Liquid Storage Tanks  
Combustible Liquid Storage Tanks  
LPG Storage Tanks  
LNG Storage Tanks

( ) Capacity  
( ) Capacity  
( ) Capacity  
( ) Capacity

Wet Sprinkler Heads  
Dry Sprinkler Heads  
TOTAL

Number  
17  
0  
17

Smoke Detectors  
Heat Detectors  
TOTAL

Stand Piping  
Kitchen Hood Exhaust Systems

Fire Extinguisher Systems  
Fire Alarm Systems  
Fire Alarm Systems  
Fire Alarm Systems  
Fire Alarm Systems

Fire Alarm Systems  
Fire Alarm Systems

CCP  
DCNE

Estimated Charge  
1118  
TOTAL FEE

# NJMC START FILE

00-460

BLAIN/BERLIN & JONES ALT

# HMDC STATUS FORM

REQUEST	Application Received	Plans Received	Fees Received	Fees Amount	Date of Approval	Date Disapp
Public Improvement						
Zoning Certificate						
Variance/ Special Exception						
Certificate of Compliance						
Foundation						
Arch/Structural						
Electrical						
Plumbing						
Fire Protection	7/27/00	7/27/00	72.00	125		
Elevator						
Certificate of Completion						
Continued Occupancy						
Minor Subdivision						
Major Subdivision						
Violation	Date 1	Date 2	Date 3	Ref To DAG	Date Collected	Amount

## DESCRIPTION:

- (Residential) (Commercial Business) (Industrial) (Sale) (Sign) (Tank) (Antenna) (Fence) (Other)
- (New) (Addition) (Alteration) (Change of Occupancy) (Violation)
- New Square Footage: \_\_\_\_\_
- Number of Employees \_\_\_\_\_
- Cost of Improvement \$ 400 \_\_\_\_\_
- New Construction Number of Stories \_\_\_\_\_ Bldg Coverage (FAR) \_\_\_\_\_
- Tenant Area \_\_\_\_\_ Square Feet
- Impervious Coverage (Existing) \_\_\_\_\_ Sq. Ft. (New) \_\_\_\_\_ Sq. Ft.
- Parking Spaces (Existing) \_\_\_\_\_ (New) \_\_\_\_\_

BLOCK 104 LOT 1 TOWN 142  
ADDRESS 1234 Main Ave.

**HACKENSACK MEADOWLANDS DEVELOPMENT COMMISSION**

One Dekorte Park Plaza • Lyndhurst, New Jersey 07037-1750  
Administrative Offices: (201) 460-1700 • Environment Center: (201) 460-8300  
Fax: (201) 460-1722



August 1, 2000

Charles Flenner  
Construction Official  
Borough of East Rutherford  
Paterson Ave. & Everett Pl  
East Rutherford, NJ 07073

Re Blain Berlin & Jones Alteration  
File 00-460

Dear Mr. Flenner

This Office has reviewed the application and sketch for the upgrading of a pre-engineered kitchen hood extinguishing system within the Berlin & Jones Company premises located at 2 East Union Avenue, Block 106-01, Lot 1, in the Borough of East Rutherford.

Based on our review and in accordance with N.J.A.C. 5:23-2.15(e)(viii), we have determined that the construction involved is of such a minor nature that no certificate of compliance review is necessary. Therefore, we request that you issue the appropriate construction permit.

Please be advised that this letter terminates the above-mentioned file. If you should have any questions, please contact this Office.

Sincerely,

OFFICE OF THE CHIEF ENGINEER

  
William F. Spencer  
Senior Staff Engineer

cc: Chris Rodgers, Bergen Fire

# HMDC FILE TRANSMITTAL FORM

Application Received (Date) 7/27/00

Application ☒ Yes ☐ No Fees ☒ Yes ☐ No Plans ☒ Yes ☐ No

Description of Application 1st

Name to be Assigned Plan/Building Lines A11

File Number: 00-460 Engineer/Plan Reviewer: TR

To Engineer/Plan Reviewer (Date): 7/31/00

TO: Jan Ruman (Date): 7/31/00

ZC Issued On: \_\_\_\_\_ Not Required ☒

## DRAWINGS ENCLOSED:

- |   |                                     |  |
|---|-------------------------------------|--|
| <input type="checkbox"/> Foundation                 | <input type="checkbox"/> Structural | <input type="checkbox"/> Electrical    |
| <input type="checkbox"/> Plumbing                   | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Architectural |
| <input checked="" type="checkbox"/> Fire Protection | <input type="checkbox"/> Elevator   |  |

	<u>Application</u>	<u>Fees</u>
Building	<input type="checkbox"/>	<input type="checkbox"/>
Electrical	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing	<input type="checkbox"/>	<input type="checkbox"/>
Fire	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Elevator	<input type="checkbox"/>	<input type="checkbox"/>

## REMARKS:

AREA	Received	Review Required	Date of Review	Action Taken	File Trans To
BUILDING					
ELECTRICAL					
PLUMBING					
FIRE					
ELEVATOR					

N.J. UNIFORM CONSTRUCTION CODE  
BOROUGH OF EAST RUTHERFORD  
CONSTRUCTION PERMIT  
RELEASE

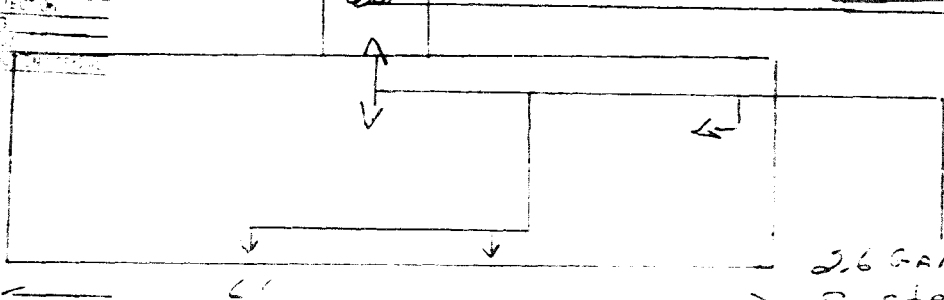
DATE	INITIAL	SUB CODE

Hood #1

12" x 12"

350°  
20

RECEIVED  
24 200  
EAST RUTHERFORD  
CONSTRUCTION OFFICE



2.6 GAI Kid  
System A  
Gas Shutoff  
Remote P  
by Exit

(Note Change Fire  
System only)

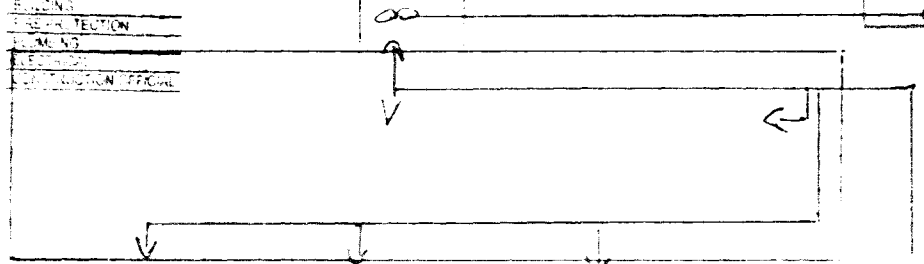
Bergen Fire  
200 Essex St  
Hackensack N.J.  
(201) 343-8378

Berlin + Jones Co. Inc  
2 East Union Ave  
(201) 933-5900

Hood #2

2

EAST RUTHERFORD  
CONSTRUCT



$\frac{30'}{61}$ 
 $\frac{76''}{100}$

2.6 gal  
Syste  
Gas Si  
Remot  
By Exi

(Note Charge Fire)  
(System Only)

Bergen Site  
200 Essex St  
Hackensack N.J.  
(201) 343-8378

Berlin + Jones Co.  
2 East Union Ave  
(201) 933-5900

# NJMC START FILE

01-304V

BLAIN/BERLIN & JONES PROPERTY



# HACKENSACK MEADOWLANDS DEVELOPMENT COMMISSION

1000 Hackensack Meadowlands • East Rutherford, New Jersey 07073  
Attention: Chief Engineer • Phone: (201) 996-1000 • Fax: (201) 996-1722

June 5, 2001

Dan Moran  
Harrison Blane of N.J., Inc  
2 East Union Avenue  
East Rutherford, NJ 07073

Re: Blain/Berlin & Jones Property Maintenance  
File: 01-304V

Dear Mr. Moran:

This Office has recently inspected the property located at 2 East Union Avenue Block 106 01, Lot 1, in East Rutherford, New Jersey. This inspection reveals the property maintenance violations that had been the subject of the above referenced file have been addressed. We are, therefore, formally closing this file.

We appreciate your attention to this matter and thank you in advance for your continued cooperation.

If there are any questions, please contact Mia Alpos of this Office.

Sincerely,

OFFICE OF THE CHIEF ENGINEER



Monica R. Milanecki, P.E., P.P.  
Acting Chief Engineer

cc Charles Flenner, East Rutherford Construction Official  
Debbie Dakin, HMDC  
Dennis Warren, HMDC

**HACKENSACK MEADOWLANDS DEVELOPMENT COMMISSION**

One Dekorte Park Plaza      Lyndhurst, New Jersey 07071-0799  
Administrative Offices: (201) 460-1700      Environment Center: (201) 460-8400  
Fax: (201) 460-1722

**TELEPHONE CONVERSATION LOG**

**FILE NAME:**      Blain, Berlin & Jones Property Maintenance

**FILE NUMBER:**      01-340V

**LOCATION:**      2 East Union Avenue (B 106.01, L 1) - East Rutherford

**DATE & TIME OF TELEPHONE CONVERSATION:** 5/25/01 @ 11:15 AM

**CONVERSATION WITH:** Dan Moran, Harrison Blane of N.J. Inc

**REPORT:**

Mr. Moran called requesting some additional time to clean up the property. He said I would be out at the site by June 1, and he said he would have all violations addressed by this point.

**SIGNATURE:**      *Mia Alpes*  
Mia Alpes

**HACKENSACK MEADOWLANDS DEVELOPMENT COMMISSION**

One DeKorte Park Plaza • Lyndhurst, New Jersey 07037  
Administrative Offices: (201) 460-1700 • Environment Center: (201) 460-8700  
Fax: (201) 460-1722

May 17, 2001

**CERTIFIED & REGULAR MAIL**

Harrison Blane of N.J., Inc.  
2 East Union Avenue  
East Rutherford, NJ 07073

RE: Blain/Berlin & Jones Property Maint.;  
File: 01-304V

Gentlemen:

On May 17, 2001, this Office conducted an inspection of the premises located at Two East Union Avenue, Block 106.01, Lot 1, in the Borough of East Rutherford, New Jersey.

Based on this inspection, we have noted the lack of property maintenance evidenced by the fence and gate which are in need of repair as well as miscellaneous debris strewn throughout the site, in violation of N.J.A.C. 17:27 4.140A.

Therefore, you are hereby **ORDERED** to correct this violation immediately upon receipt of this notice. Failure to comply with our orders may result in imposition of daily fines or other action deemed necessary to insure compliance.

Harrison Blane of NJ, Inc.

Page 2

May 17, 2001

Any person who claims to be aggrieved by this decision may request an appeal pursuant to N.J.A.C. 19:4-6.25(b). A written request for such an appeal must be filed, by certified mail, with the Office of the Chief Engineer within fifteen (15) days of the date of this decision. The request for an appeal shall specify the grounds therefore. Upon grant of the request for an appeal, the Executive Director or his designee shall transmit the matter to the Office of Administrative Law for a hearing.

If you should have any questions, please contact Mia Alpos of this Office.

Sincerely,

OFFICE OF THE CHIEF ENGINEER



Monica R. Miannecki, P.E., P.P.  
Acting Chief Engineer

MA:im

Enc.

cc: Charles Flenner, East Rutherford Construction Official

Certified Mail 7001 0360 0000 7927 0226

FIRST VIOLATION INSPECTION REPORT OF:

☐ Bruno Rondi  
☐ David Mercado

DATE: 4-30-01

ENGINEER: \_\_\_\_\_

LOCATION OF PROPERTY: Street: 2 E UNION AVE

Municipality: ER

Block: Old \_\_\_\_\_ New 10601

Lot: Old \_\_\_\_\_ New 1

PROPERTY OWNER: HARRISON BLANE OF N.J.

ADDRESS: as above

07073

TENANT: BERLIN + JONES CO

CERTIFICATE OF OCCUPANCY YES ☐ NO ☐

PHOTOGRAPHS: YES ☐ NO ☐

VIOLATION: N.J.A.C. 17-4-4 1404

COMMENTS:

Debris area of parking lot  
Fence - Gate in need of  
Repair

- ☐ Overgrown vegetation also requires the removal of the cuttings.  
☒ The attached photos do not reflect all areas that are in need of clean up, but serve only as an example.  
☐ In addition, for your information, the Fire Code calls for a 15 foot setback of combustible or flammable material.

INSPECTION REPORT  
BRUNO RONDİ

DATE 12-30-01

FILE NAME: \_\_\_\_\_

FILE NUMBER: \_\_\_\_\_ ENGINEER: \_\_\_\_\_

TOWN: E.R.

ADDRESS: 2 E UNION AVE

BLOCK: 10601 LOT: 1

TENANT: BERLIN JONES

C.O.: YES \_\_\_\_\_ NO \_\_\_\_\_

PHOTOS: YES \_\_\_\_\_ NO \_\_\_\_\_

REPORT

DEBRIS

AREA OF 1/2 - R-DOOR

Fence/Gate

## **ATTACHMENT 28**

# MULTIPLE PERMIT APPLICATION

*for the*

**HMDC/EnCap Golf, Inc.**

Brownfield Redevelopment Project  
Bergen County, New Jersey

*prepared for:*



October, 2000

*Prepared by:*



IT CORPORATION

---

IT Project 806436





**IT Corporation**

200 Horizon Center Boulevard  
Trenton, NJ 08691-1904  
Tel. 609.584.8900  
Fax. 609.588.6300

*A Member of The IT Group*

October 5, 2000

Mr. Richard DeWan  
New Jersey Department of Environmental Protection  
Site Remediation Program  
Office of Dredging & Sediment Technology  
P.O. Box 028  
401 E. State Street  
Trenton, NJ 08625-0028

**RE: Multiple Permit Application  
Brownfield Redevelopment Project  
Bergen County, New Jersey**

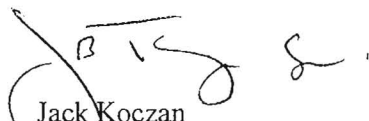
Dear Mr. Dewan:

This letter transmits six copies of the Multiple Permit Application for the Brownfield Redevelopment Project, Bergen County, New Jersey. This document is submitted on the behalf of EnCap Golf, LLC of Tampa, Florida and the Hackensack Meadowlands Development Commission (HMDC).

The Kingsland Landfill Closure Plan, Appendix O, is not provided with the application. The closure plan will be provided under separate cover to those parties who request it.

If you have any questions or require clarification on the content of the enclosed application, please contact me at (609) 588-6452.

Sincerely,  
IT CORPORATION

  
Jack Koczan  
Principal

Cc: Project File  
J. Cappola-Decotiis, Fitzpatrick, & Gluck (10 copies)

**MULTI-PERMIT APPLICATION  
WATERFRONT DEVELOPMENT, WATER QUALITY CERTIFICATION, COASTAL ZONE  
CONSISTENCY, AND STREAM ENCROACHMENT**

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2.4 Post-Remediation Land-Use	5
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**APPENDICES**

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<b>APPENDIX B</b>	Project Site Bathymetry
<b>APPENDIX C</b>	Sediment Sampling Plans
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## 1.0 INTRODUCTION

The Hackensack Meadowlands Development Commission ("HMDC") and EnCap Golf, LLC are undertaking a Brownfield redevelopment project that involves the remediation of three orphan landfills within the Hackensack Meadowlands District ("HMD"). The three orphan landfills are the Lyndhurst, Rutherford and Avon landfills (the "Site"), which are located in the Township of Lyndhurst and the Borough of Rutherford. In addition, it is planned that the Kingsland Park landfill will be included in the project. This landfill would be closed in accordance with the New Jersey Department of Environmental Protection ("NJDEP") approved closure/post-closure plan. Following the remediation of the landfills, the Site will be redeveloped into a 27-36 hole golf complex. HMDC is currently acquiring the necessary parcels through friendly negotiations and if necessary will condemn parcels through their Eminent Domain authority.

To facilitate the remediation of the landfills and the transport of capping material it will be necessary to dredge a mooring area in the Hackensack River and Berry's Creek and construct a bulkhead and a dredged material processing facility. In addition, a series of roads and bridges will be constructed across these landfills in order to transport capping material.

It is proposed that the remediation of the Site will be accomplished through the beneficial use of dredged sediment. The sediment would be stabilized at the proposed processing facility and engineered to comply with the New Jersey Department of Environmental Protection's ("NJDEP") technical specifications for environmental and geotechnical standards as a landfill cap. In accordance with the Memorandum of Agreement entered into between the NJDEP and EnCap Golf LLC, the site will be remediated in accordance with the appropriate NJDEP regulations. In addition, the Remedial Action Workplan will be consistent with the required NJDEP placement criteria for processed dredged material. It is also anticipated that beneficial use of dredged clay will be used as capping material to remediate the site. Further, alternative materials will also be used for grade changing in conjunction with the capping of the site.

The proposed project requires State of New Jersey permits including:

- Waterfront Development Permit;
- Stream Encroachment Permit;
- State Water Quality Certificate; and
- Tideland Instrument.

This document provides data and environmental analysis required for the State of New Jersey to determine if these permits are to be issued.

Federal permits under Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act of 1899 were applied for in a separate application submitted to the US Army Corps of Engineers on April 5, 2000. A public hearing on the application was held on May 26, 2000. A supplemental public notice was issued on August 14, 2000.

Additional permits related to the operation of the processing facility under the Clean Air Act New Source Review, point and non-point discharges of dewatering effluent, and landfill disruptions will be addressed in separate permit submittals.

## 2.0 PROJECT LOCATION AND DESCRIPTION

### 2.1 Project Location

The proposed project site is located in the Township of Lyndhurst, Borough of Rutherford, and Town of North Arlington as shown in Figure 1. The project site encompasses approximately 752 acres. A breakdown of project acreage by filled area and wetlands/open water is provided in Table 1.

**Table 1**  
**Project Site Area Summary**  
**(in acres)**

Location	Upland Area	Tidal Wetlands	Non-Tidal Wetlands	Totals
Avon Landfill	114	3.8	0.3	118
Lyndhurst Landfill	131	21.7	0	153
Rutherford Landfill	93	191.8	1.4	286
Total Orphan Landfills	338	217.3	1.7	557
Kingsland Landfill	186	0	9	195
Total Project Area	524	217.3	10.7	752

**Notes:**

- Project acreages have been developed using a combination of information obtained from municipal tax records, HMDC GIS database, and property surveys.
- The Avon Landfill acreage includes approximately 14 acres owned by the City of Jersey City and 8.8 acres owned by NJ Transit which will require temporary or permanent easements for a portion of the properties.
- The Lyndhurst Landfill acreage includes approximately 3.2 acres covered by Valley Brook Avenue.
- The Lyndhurst Landfill acreage does not include approximately 36.5 acres owned by Buckley Broadcasting and 15.3 acres owned by F. Viola. Both properties are currently occupied by radio towers.
- Avon, Lyndhurst and Rutherford Landfill acreages include a 60 feet wide easement for the Williams (Transcontinental) gas pipelines.
- Kingsland Landfill acreage includes portions of Williams and PSE&G gas rights of way, HMDC administrative and park office complex, and NJ Transit properties which may be excluded from areas available for development.
- Kingsland wetland delineation has not been completed. Therefore, an estimated 9 acres of non-tidal wetland has been included in the acreage computation based on secondary source information alone.

### 2.2 Infrastructure Description

To facilitate the remediation of the Site, 4-6 million cubic yards of material will be needed for grade changing purposes and as capping material. It is anticipated that the majority of the material will be transported to the Site by barge, which will necessitate the dredging of an access channel and construction of a bulkhead offloading facility and haul roads. The design includes the installation of approximately 180 feet of heavy duty PZ22 steel "Z" sheathing along the west bank of the Hackensack River and approximately 180 feet of the same running west along the north bank of Berry's Creek to accommodate the mooring of two Clyde 24 foot, 80 ton, barge mounted tub cranes, or their equals, as shown in Figure 3. The bulkhead details are shown in Figure 4.

A "dolphin wall bulkhead" will be used to position and "slide" the dredge scows as the Clyde 24s reposition the barges via their deck winches. It is currently envisioned that the dolphins will be 50' in length and 24" in diameter. The thickness of the dolphins will be Schedule 40 steel pipe filled with concrete. Approximately 12 of the

dolphins are to be constructed with appropriate concrete set anchors in order to accommodate 6" mooring bollards.

In order to facilitate the reposition of full or light (empty) scows in and out of the material off-loading area, a temporary scow mooring area is envisioned 575 feet water ward of the west bank of the Hackensack River beyond the main channel and about 300 feet downstream of the railroad tressel. A Stake Boat, 330' x 40' will be used as a floating mooring dock. Four (4) additional dolphins, similar in the above stated specification, will be set for the Stake Boating mooring (See Figure 3).

Following installation of the bulkhead, dredging will be performed in the Hackensack River and Berry's Creek as shown in Figures 5 and 6. The dredging will provide a 14-foot depth at Mean Low Water (MLW) to allow sufficient depth for the dredge scows to dock. The dredging will be performed using environmental cable-arm or watertight clamshell equipment. The proposed area of dredging is shown on the attached Figures 5 and 6. Representative cross-sections are shown on Figure 6. Approximately 43,000 cubic yards of material will be dredged - 25,000 cubic yards from the Hackensack River and 18,000 cubic yards from Berry's Creek. Based on field studies conducted in March 2000, approximately 28,000 cubic yards of the 43,000 total will be clay. The 15,000 cubic yards of dredged sediments will be used as ground cover at HMDC's 1-E landfill. The clay will be placed upland as structural fill for various construction activities. Dredging activities will be confined to the appropriate dredging time period designated for anadromous fish areas.

The haul road routing options for transportation of fill material were analyzed and it was determined that there are four potential options shown on the attached Figure 8. The haul road alignments, as well as bridge locations, have been selected to minimize impacts on wetland areas. In addition, a Bailey bridge design (Figure 9), which requires minimal structural support, is proposed to limit habitat disruption. Detailed wetland mapping, based on delineation performed in January and February 2000 are shown in the enclosed March 2000 Wetland Delineation Report. Interim stockpile locations will be determined during remedial planning for the landfills. Further, these interim stockpile locations will not impact wetlands.

The proposed processing facility includes two 1000 tons per hour (TPH) rotary trommel screens for coarse debris and material scalping followed by two 400 TPH RapidMix pugmills capable of processing 14,000 cubic yards per day of sediment. The processed sediments would be used for grading and capping the Site in support of the Remedial Action Workplan ("RAW").

The proposed offloading and processing facility will be capable of receiving and processing 7,000-14,000 cubic yards of dredged material per day. This processing facility will be capable of handling a maximum amount of 14,000 cubic yards of dredged sediment and a maximum amount of 9,000 cubic yards of dredged clay per day. The facility will receive material from local dredging projects. Prior to receiving a portion of this material, it will be necessary to: preliminary grade, construct a road network, and place temporary bridges to facilitate transportation of the dredged materials to the landfills.

### 2.3 Landfill Remediation/Closure

The proposed Brownfields remediation redevelopment effort involves several phases of development encompassing a large area of land in the Hackensack Meadowlands District (HMD). The Brownfields remediation redevelopment project is being performed pursuant to the Memorandum of Agreement ("MOA") between NJDEP and EnCap.

Currently, it is planned that the Site will be remediated and redeveloped pursuant to the Brownfields and Contaminated Site Remediation Act (N.J.S.A. 58:10B-1 et seq.). The remedial/closure approach was developed in accordance with New Jersey Department of Environmental Protection (NJDEP) Division of Solid and Hazardous Waste (DSHW) and Site Remediation Program (SRP).

The capping system will be structured, from bottom to top, as follows:

- Passive Gas Venting System: perforated gas collection pipes buried in the solid waste extending across the landfill;
- Grading and Shaping Layer: low permeability clay, processed dredge material (PDM), or other approved material used as subgrade;
- Soil Barrier Layer: a minimum of 12 inches of low permeability material (most likely clay or PDM from area dredging projects);
- Drainage Layer: Six inches of granular material or a geosynthetic drainage layer to minimize head on the barrier layer; and
- Vegetative Support Layer: a soil vegetative support layer including subsoil and topsoil layers with a minimum combined thickness of 18 inches of which at least four inches will be topsoil.

The capping system will be constructed in part by beneficially using dredged material originating from area navigational channel deepening projects and other approved material for grading and shaping the capping system. Two types of dredged material may be used: a low permeability clay and processed sediment. Both of these materials will be obtained through harbor deepening contracts. Other materials that have historically been approved by NJDEP for beneficial use may also be used for shaping, grading and drainage purposes.

As part of the overall remedy, institutional controls, including a Deed Notice and Classification Exception Area (CEA), will be implemented to restrict use of groundwater at the site.

The proposed remedial action will limit potential direct contact risks, limit exposure pathways and risk associated with discharge of leachate to adjacent surface water bodies. Specifically, the proposed remedial action includes the construction of a low permeability cap on the landfills that will:

- Prevent direct contact between the landfill waste and potential human and ecological receptors;
- Limit infiltration of precipitation through the landfill waste;

- Reduce the development of landfill leachate (groundwater in contact with landfill waste); and
- Reduce the discharge of leachate-impacted groundwater (and contaminant mass) to surface water.
- Facilitate the end use development with appropriate grading

The proposed remedial actions would result in water quality improvement in the Hackensack River, Berry's Creek, other local tributaries of the Hackensack River and the estuary as a whole. Currently, leachate produced in the landfills is adversely impacting water quality. Estimates of leachate production are approximately 100,000 to 140,000 gallons per day for the Avon Landfill, which represents 100 acres of the 528 acres to be remediated. Estimates of leachate production for the Lyndhurst and Rutherford landfills are as follows: Lyndhurst – approximately 20,000 to 25,000 gpd and Rutherford – approximately 13,000 to 18,000 gpd. Regarding Kingsland landfill, there is a leachate collection system currently capturing leachate generated at this landfill.

Permanent wetland impacts associated with the proposed remedial actions could be up to a maximum of 8.9 acres. The impacts are related to remedial activities including capping the site, removal of waste, elimination of leachate seeps, temporary bridges, and culvert replacements. Other temporary disturbances of wetlands during construction will be mitigated. Wetlands located at the Site (along Van Winkle Ditch and other tributaries) will be restored (see Figure 9). Restoration will involve removal of waste from wetlands, re-contouring of the wetland areas, and replanting with wetland vegetation. Additional actions may be taken to improve tidal flow and habitat diversity. The restored wetlands will be protected in future Site development plans.

#### 4.4 Post Remediation Land Use

After the landfill remediation is completed (possibly concurrently with portions of the site remediation) the property will be developed into land uses that are compatible with the HMDC's Redevelopment Plan(s). The bulk of this Site is zoned as recreational and open space. The proposed end-use is a 27 to 36 hole golf complex (i.e., clubhouse, cart barn, maintenance building, snack shops, restrooms, driving range, teaching facilities and a hotel). The development of the golf complex will include a hotel, spa and conference center facility. In addition, it is anticipated that time-share units could be developed as part of the golf complex.

The remediation will involve varying degrees of grade change to achieve remedial design components. The grade change will vary depending upon landfill conditions encountered during Site clearing. Loading sequences across or over a given landfill will be monitored for settlement and loading rates adjusted as needed to assure geotechnical stability. The fill thickness to achieve grade change and to develop sufficient drainage are expected to vary considerably. Consequently, the final Site topography is unknown at this early stage of this project. Therefore, it is impossible to Site or initiate the design of the golf complex. When the remediation is complete and final grade and topographic conditions are known facility siting and design will be possible. Conceptual designs suitable for permitting applications will be developed during this time period. There will be remediation progress reports submitted to all agencies on a periodic basis that will identify milestones achieved during the remediation and construction of the golf complex.



The proposed design of the golf courses are to be of the "links" (Scottish) style. The links style golf course design incorporates natural topography and vegetation, including the high grasses preferred by the marsh hawk and American Bittern. Approximately 50 percent of the golf course area will be maintained as natural or enhanced habitat.

The Meadowlands courses will be designed according to the following principals: environmental planning, wildlife and habitat management, integrated pest management, water conservation, and water quality management. The golf course design will begin after the remedial actions are initiated. However, specific items that will be incorporated into the design include: rough or unplayable areas that will utilize indigenous plants, capture and re-use of water, and habitat enhancement. HMDC plans to dedicate the golf course, surrounding rough, and unplayable areas into "open space" by deed restriction or other appropriate mechanisms.

### 3.0 SEDIMENT SAMPLING AND TESTING

On March 28 and 29, 2000 sediment sampling was performed at the dredge site location. Seven borings (HMDC-1 through 7) were drilled in the Hackensack River and four borings (HMDC-8 through 11) were drilled in Berry's Creek. The sampling was performed in accordance with NJDEP guidelines and communications of January 20 and 24, 2000.

(Appendix D)

#### 3.1 Objectives and Scope Of Work

Based on the correspondence from the NJDEP and various regulatory and engineering requirements, the sampling and analytical tasks to characterize sediment from the Hackensack River and Berry's Creek were identified. It is anticipated that the sediment will be dredged from these water bodies and either used as capping material or disposed of as ID 27 waste at an active disposal facility in the Meadowlands. The major tasks of the sediment sampling and analysis program included:

- Chemical evaluation of fine-grained sediment and clay;
- Structural assessment of the sediment and clay;
- Leachability evaluation of the amended material (sediment); and
- Treatability evaluation for the amended sediment.

#### 3.2 Sampling Program Objectives

The overall objectives of the sediment sampling program were to:

- Evaluate the nature and degree of chemical impacts, if any, of the fine-grained sediment and clay;
- Confirm the chemistry of the clay in the six-inch interval immediately below the anticipated dredging depth to verify the environmental quality of the remaining sediments (post-dredging);
- Assess the geotechnical properties of the dredge materials to verify that they will be acceptable for use as structural fill;
- Assess the potential leachability of amended dredge material (sediment), using the Multiple Extraction Procedure (MEP) and subsequent analysis for SVOCs, pesticides, PCBs, PCDD/PCDFs, and metals; and



- Evaluate the improvement in the structural properties of the sediments through stabilization with pozzalonic reagents.

The treatability testing to evaluate the leachability and structural properties of the amended material is currently underway. This work was completed August 1, 2000. The results of this work will be forwarded to NJDEP under separate cover. Sediment quality data is provided in **Appendix D**.

### 3 Sample Types And Overall Scope Of Work

The basic sample types collected, included:

- Uni-core composite samples for grain size, TOC, and percent moisture;
- Multi-core composites for grain size, TOC, percent moisture, and bulk sediment chemistry;
- Uni-core composites (borings 4 and 11) for bulk sediment chemistry;
- Uni- and multi-core composite elutriate samples for bulk sediment chemistry;
- Depth-discrete samples for geotechnical analysis; and Composite samples for sediment treatability analysis.

Samples were collected from eleven boring locations (HMDC-1 through HMDC-11), as shown in Appendix D Figure 2. The number and locations of the samples, as well as the scheme for sample compositing, were directed by NJDEP (in correspondences to IT Corporation, dated January 20, 2000 and January 24, 2000).

Based on existing knowledge with regard to stratigraphy in the site area, it was determined that the bottom sediments encountered beneath both the Hackensack River and Berry's Creek would likely be stratified; silty sediments underlain by a varved silt/clay. As such, composite samples, that are representative of both the silty sediments and the varved silt/clay, were collected and analyzed.

*Uni-Core Composite Samples for Grain Size, TOC, and Percent Moisture.* Both uni-core and multi-core composite samples were collected and analyzed for grain size, TOC, and percent moisture. The uni-core results are typically compared to the multi-core results as part of NJDEP quality control (QC) evaluations. The scope of the uni-core composite sampling is described in the remainder of this section. Two samples, one representing the silty sediments and the other representing the underlying varved silt/clay, were collected from each of the eleven borings (HMDC-1 through HMDC-11) shown in Appendix D Figure 3 and 4, and analyzed for grain size, TOC and percent moisture. A total of twenty-two composite samples were collected and analyzed for these parameters.

*Multi- and Uni-Core Composite Samples for Bulk Sediment Chemistry.* Analysis of multi-core composite samples was also conducted for grain size, TOC, and percent moisture. Multi-core composite samples were analyzed for a suite of bulk chemistry parameters, including SVOCs, pesticides, PCBs, PCDDs/PCDFs, and metals. These analyses are required to ensure the sediment planned for excavation is acceptable for use as fill material. Multi-core composite samples, representing the six-inch interval immediately below the expected dredge elevation, were collected and analyzed for the above bulk chemistry parameters.

Based on NJDEP guidance regarding dredge sediment sampling, each type of material in the boring (i.e. silty sediment and/or varved silt/clay), greater than two feet in length, was sampled individually. Based on communication with NJDEP, multi-core composite samples were collected from both the silty sediments immediately

beneath the Hackensack River and Berry's Creek and the underlying varved silt/clay. No other stratification (greater than two feet thickness) was noted. Each type of sedimentary material was composited (per boring), and the material(s) from up to three borings were composited, as discussed further in this section. The boring locations are shown in Appendix D Figure 2.

A total of three multi-core composites (HMDC-AS, HMDC-BS, and HMDC-CS) and two uni-core composite samples (HMDC-4S) and HMDC-11S) were collected to represent the silty sediments immediately beneath the Hackensack River and Berry's Creek. A total of three multi-core composite samples (HMDC-AC, HMDC-BC, HMDC-CC) and two uni-core composite samples (HMDC-4C) and HMDC-11C) were collected from the underlying varved silt/clay. The bottom six inches of varved silt/clay was also composited to form two multi-core composites (HMDC-DC and HMDC-EC).

The following summarize the sample compositing scheme directed by NJDEP for the silty sediments:

- HMDC-AS -Multi-core composite representing HMDC-1, -2 and -3 (Hackensack River);
- HMDC-BS -Multi-core composite representing HMDC-5, -6 and -7 (Hackensack River);
- HMDC-CS -Multi-core composite representing HMDC-8, -9 and -10 (Berry's Creek);
- Discrete Samples -Uni-core composites representing boring HMDC-4 (Hackensack River) and boring HMDC-11 (Berry's Creek).

Three composite samples were also collected from the varved silt/clay:

- HMDC-AC -Multi-core composite representing HMDC-1 through -4 (Hackensack River)
- HMDC-BC -Multi-core composite representing HMDC-5 through -8 (Hackensack River)
- HMDC-CC -Multi-core composite representing borings HMDC-9 through -11 (Berry's Creek)

Additionally, the bottom six inches of varved silt/clay in each of the eleven borings were collected directly from the cores submitted to the laboratory. The samples were then composited by the laboratory and analyzed for the full suite of bulk chemistry parameters (SVOCs, PCBS, pesticides, PCDDs/PCDFs, and metals).

These composite samples were designated:

- HMDC-DC: Multi-core composite representing the bottom six inches of HMDC-1 through -8 (Hackensack River); and
- HMDC-EC: Multi-core composite from the bottom six inches of HMDC-9 through -11 (Berry's Creek).

*Composite Elutriate Samples for Bulk Sediment Chemistry.* Three multi-core and two uni-core composite samples (same composite scheme as bulk sediment chemistry) were collected to evaluate the elutriate chemistry. The following bullets summarize the sample compositing scheme for the elutriate:

- HMDC-AE -Multi-core composite representing borings 1,2 and 3 (Hackensack River);

- HMDC-BE -Multi-core composite representing borings 5,6 and 7 (Hackensack River);
- HMDC-CE -Multi-core composite representing borings 8,9 and 10 (Berry's Creek);
- Discrete Samples -Uni-core composites representing HMDC-4 (HMDC-4E, Hackensack River) and HMDC-11 (HMDC-11E, Berry's Creek).

The boring locations are shown in Appendix D Figure 2. A total of three multi-core composite (HMDC-AE, HMDC-BE, HMDC-CE) and two uni-core composite (HMDC-4E and HM-1E) samples were collected to represent the elutriate.

*Depth-Discrete Samples for Geotechnical Analysis.* A 14-inch depth-discrete sample for geotechnical analysis was obtained from the varved silt/clay encountered in HMDC-2 (Hackensack River) and HMDC-10 (Berry's Creek). Additionally, a six- to eight-inch depth-discrete section was securely wrapped in plastic and placed in Ziploc-type storage bag for evaluation of in-situ moisture content. These samples were analyzed for the following geotechnical parameters:

- Grain Size / Hydrometer Analysis;
- Modified Proctor Density;
- Water Content;
- Shear Strength;
- Soil Classification;
- Atterberg Limits; and
- Permeability at Optimum Moisture and 90 Percent Modified Proctor.

The boring locations are shown in Appendix D Figure 2.

*Composite Sample for Sediment Treatability Analysis.* A composite sample of the silty sediments was collected for treatability analysis by IT Corporation's laboratory in Knoxville, Tennessee. The treatability work will evaluate the improvement in the structural properties of the silty sediments through stabilization with pozzalonic reagents. As indicated previously, the treatability work results will be provided to NJDEP under separate cover. The results of the sediment testing are provided in Appendix D.

#### **4.0 PROPERTY OWNERSHIP ISSUES**

##### **4.1 Dredging**

The proposed dredging limits lie within properties currently owned by Borough of Rutherford that will be purchased by the HMDC. Appendix I includes tax maps for properties and a listing of the property owners' addresses.

The submerged lands within the project area are the subject of a Tidelands Application that was submitted on July 14, 2000. (Appendix H) The Tidelands Application is currently being reviewed.

Several properties lie adjacent to the proposed works. The owners of these properties are identified in Appendix I. Certified letters of notification were sent to the property owners, advising them of the HMDC/EnCap's application to the Department. Copies of Certified mail receipts are presented in Appendix I. Certified notification letters were also sent to the appropriate municipal and County officials.

#### 4.2 Disposal

*Avon Site.* The Avon site, approximately 118 acres, is comprised of Block 231 Lot 14 and Block 233 Lot 14. The State of New Jersey is the owner of Block 233 Lot 14 representing 66.6240 acres. The remaining Lots are owned by private parties.

*Lyndhurst Site.* The Lyndhurst site, 153 acres, is comprised of Block 231 Lot 9 (partial), 11 and 12 and Block 233 Lot 10 through 12 and 15. Property owners are provided in Appendix I.

*Rutherford Site.* The Rutherford site, 286 acres, is comprised of Block 220 Lot 1 through 12, 14, 15.01 through 15.03. Property owners are provided in Appendix I.

*Kingsland Site.* The Kingsland site, 195 acres, is comprised of: Block 236 Lot 1, 1.01, and 1.02; Block 194 Lot 1; Block 195 Lot 1; Block 197 Lot 1; and Block 198 Lot 1 through 3. Property owners are provided in Appendix I.

Acquisition of title to these properties is underway. The HMDC is acquiring all necessary properties through friendly acquisition or condemnation.

#### 5.0 ENVIRONMENTAL ASSESSMENT

The Draft Environmental Impact Statement (EIS) for the Hackensack Meadowland District Special Area Master Plan was issued in July 1995. The objective of the SAMP is to balance environmental and economic development needs. This project is currently being incorporated into the final EIS for the SAMP and will be subjected to a detailed environmental evaluation. This project has minimal negative impacts and substantial positive environmental impacts. Specific areas of concern including fishery resources, wetland impacts, and threatened and endangered species are discussed in this document.

##### 5.1 Existing Conditions

The existing environmental conditions are detailed in Section 3 of the SAMP Draft EIS. The following are excerpts related to particular areas of concern.

The important biological resources in the river and its tributaries are the fish and other aquatic species found there. These resources were assessed and monitored by the HMDC during 1987 and 1988 (HMDC, 1989). A total of 339 individual samples were taken at 22 different locations, using four different sampling methods. Of particular importance for this project are the fish resources.

*Fish Populations.* Based on the data collected during the two years of the study, several observations can be made regarding the fish species found in the District as follows:

The fish population is reported to be dominated (numerically) by the mummichog (*Fundulus heteroclitus*). This species represents approximately 90% of the individuals caught. Other abundant fishes were the Atlantic silverside, inland silverside, white perch, blueback herring, Atlantic tomcod, brown bullhead, pumpkinseed, American eel, and bay anchovy.

The composition of the fish community is reported to vary seasonally with two peaks in species diversity. The first peak occurs in the spring and the second in the fall. The peaks correspond to periods of seasonal use such as the spring and fall migrations. Fish using the estuary as a refuge from predators and/ or as a nursery area also contributed to these peaks.

The dominance of one species in a population is characteristic of stressed environments, such as those subject to pollutants. In the Hackensack River the environmental factor, which most affects the aquatic habitat, is reported to be low levels of dissolved oxygen. The mummichog has become dominant in the river and its tributaries because it is a salt marsh fish that is adapted to periods of low DO and can survive the stresses caused by periods of low DO that occur (McLane, 1978). This can be disputed.

Although the River is stressed because of low dissolved oxygen levels it is still an important habitat. The main stem of the river south of the Meadowlands sports complex is used by the Atlantic tomcod and American Shad that were listed as a T/E species in the AVID (EPA, 1989), but are not officially listed as a threatened or endangered fish in New Jersey. The open water areas are also important winter habitat for diving ducks.

*Threatened and Endangered Species.* A detailed discussion of the occurrence and distribution of endangered and threatened species is provided in Section 3.3.1 of the SAMP Draft EIS. Of particular interest is the Berry's Creek area (South of NJ Route 3). The wetlands and uplands in this area have been identified as resting, breeding, and feeding habitat for several species, including northern harrier, American bittern, peregrine falcon, Savannah sparrow, sedge wren, bobolink, and salt marsh bulrush.

The entire length of the Hackensack River is identified as a habitat for American shad, while the Hackensack River from Mill Creek south is identified as a habitat for Atlantic tomcod.

The peregrine falcon is addressed extensively in section 3.3.1 the SAMP Draft EIS and is not discussed in this document. Those species, which are listed for the project area, are discussed below.

Salt Marsh Bulrush. The salt marsh bulrush (*Scirpus maritimus*) is wetland plant on New Jersey's endangered species list. Within the District, it has been found in the wetlands around lower Berry's Creek, which comprise approximately 730 acres.

Northern Harrier. The breeding population of the northern harrier (*Circus cyaneus*) is listed as endangered in New Jersey. The northern harrier is not especially sensitive to human activity. In the District, the identified habitat for this bird is the wetlands and uplands around lower Berry's Creek (approximately 730 acres of wetlands and 405 acres of uplands). The New Jersey Audubon Society, (NJAS) reports that in 1975, there were four nesting pairs of northern harrier in the District. By 1979, harriers were down to two nesting pairs, and in the 1990s, only one pair remained in the Berry's Creek area.

Bobolink. The bobolink (*Dolichonyx oryzivorus*) is listed as a threatened bird in New Jersey. The bobolink is not known to be sensitive to human activity, and it may nest in the District. Within the District, the habitat identified for the bobolink includes approximately 730 acres of wetlands and 405 acres of upland around lower Berry's Creek.

Savannah Sparrow. The savannah sparrow (*Passerculus sandwichensis*) is included on New Jersey's list of threatened birds. Within the District, approximately 1,820 acres of wetlands and 415 acres of uplands around lower Berry's Creek and the Sawmill Creek Wildlife Management Area have been identified as habitats for the savannah sparrow.

American Bittern. The breeding population of the American bittern (*Botaurus lentiginosus*) is listed as threatened in New Jersey. The American bittern is usually found hidden deep in a wetland amongst emergent plants. It also may nest in the Meadowlands. Within the District, the identified habitat for this bird include approximately 2,715 acres of wetlands and 520 acres of uplands, including: wetlands along Belleville Turnpike, Mill Creek, and the "high salt marsh" near the Hackensack River south of Route 3; and wetlands and uplands near lower Berry's Creek, Kearny Marsh, and Sawmill Creek Wildlife Management Area.

Sedge Wren. The sedge wren (*Cistothorus platensis*) is a state-endangered bird. Sedge wrens are not known to be especially sensitive to human disturbance, but they may nest in the Meadowlands. Within the District, identified habitats for the sedge wren encompass approximately 730 acres of wetlands and 405 acres of uplands around lower Berry's Creek.

American Shad. The American shad (*Alosa sapidissima*) was listed as a T/E species in the AVID (EPA, 1989), but is not officially listed as a threatened or endangered fish in New Jersey. Within the District, the entire length of the Hackensack River has been identified as habitat for the American shad.

Atlantic Tomcod. The Atlantic tomcod (*Microgadus tomcod*) was listed as a T/E species in the AVID (EPA, 1989), but is not officially listed as a threatened or endangered fish in New Jersey. Within the District, the Hackensack River south of Route 3 and the deeper channels in the Sawmill Creek Wildlife Management Area have been identified as habitat for the Atlantic tomcod.

Aquatic Habitat. The existing bathymetry at the dredge site is presented in Appendix B. Of concern is the potential loss of approximately 0.25 acres of subtidal and intertidal habitat.

## **5.2 Environmental Impacts of the Proposed Project**

### 5.2.1 Introduction

The proposed project has net positive environmental impacts including providing an upland disposal option for harbor wide dredging projects and local water quality improvements resulting from the reduction of leachate generation.

The proposed project also provides a feasible alternative to ocean disposal at the HARs. Public opposition to ocean disposal of dredged materials from the New York-New Jersey Harbor is widespread. The USEPA is currently re-evaluating the sediment quality criteria for disposal at the HARs. The criteria is likely to be more stringent resulting in additional dredged material that will require upland disposal. Currently, upland disposal capacity is limited. Additional requirements for upland disposal would result in either the elimination or deferral of dredging projects required to support the economic viability and environmental quality of the harbor.

The proposed project offers approximately four (4) million cubic yards in capacity for upland beneficial use of dredged material. This additional capacity provides the



USACE with an economically and environmentally sound upland alternative and at the same time avoiding public opposition to ocean disposal. Further, this alternative will provide assurances to the Maritime transport industry that their ports dredged material will be disposed in a timely manner.

The proposed remedial actions at the Avon site would result in water quality improvement in the Hackensack River, Berry's Creek and other local tributaries of the Hackensack River. Currently, leachate produced in the landfills is adversely impacting water quality. Estimates of leachate production are approximately 100,000 to 140,000 gallons per day for Avon Landfill, which represents 97 acres of the 342 acres to be remediated.

Project specific impacts are related to; wetlands, subtidal and intertidal habitats, fish populations, endangered species, and noise.

#### 5.2.2 Wetland Impacts

Wetland impacts associated with the proposed remedial actions are approximately 9 acres as summarized in Table 2 and shown in Appendix N.

The impacts are related to remedial activities including elimination of leachate seeps, bridges, and culvert replacements. Approximately, 30 acres of wetlands located at the remediation sites (south-east of the Avon Landfill and along Van Winkle Ditch) will be restored or enhanced (see Figure 9). Restoration will involve removal of waste to the landfills to be capped, re-contouring of the wetland areas, and replanting. Additional actions may be taken to improve tidal flow and habitat diversity. The draft wetland mitigation plan is provided as an attachment to this document. The enhanced wetlands will be protected in future site development plans.

#### 5.2.3 Subtidal and Intertidal Habitat

The design of the sediment off-load facility has been modified to minimize the dredge area and impacts on subtidal and intertidal habitat. With the current design there will be a loss of about 0.25 acres of existing habitat. However, through pull back of the existing riprap and waste between the rotating crane structures additional habitat can be created. It is anticipated that the final design will result in a net increase of subtidal and intertidal habitat.

#### 5.2.4 Fishery Resources

There will be no significant alteration to the habitat of Berry's Creek and the Hackensack River as stated above. In addition, the dredging will be timed to avoid impacts on the fish species of concern. The dredging period is being assessed under the Essential Fish Habitat evaluation prepared for the US Army Corps of Engineers. Net water quality improvements, due to elimination of leachate from the Avon site, will result in a positive impact on the fishery.

**TABLE 2  
WETLAND IMPACT AREAS**

Wetland Impact Area	Acres	Description
1	0.03	Portion of Wetland Area E
2	0.05	Portion of Wetland Area F
3	0.24	Portion of Wetland Area M
4	0.17	Portion of Wetland Area N
5	0.06	Portion of Wetland Area K - Berry's Creek - east bank at Transco Pipeline
6	0.01	Berry's Creek center pier
7	0.23	Portion of Wetland Area J - Berry's Creek - west bank
8	1.14	Portion of Wetland Area D - Edge
9	0.05	Portion of Wetland Area D - Van Winkle Ditch
10	0.19	Portion of Wetland Area D - ditch at Valley Brook Avenue
11	1.03	Portion of Wetland Area A - Bucks Creek east of Valley Brook Avenue
12	2.40	Portion of Wetland Area B - Bucks Creek west of Valley Brook Avenue
13	1.01	Portion of Wetland Area C at Valley Brook Avenue
14	0.07	Portion of Wetland Area P at culvert to Van Winkle Ditch
15	0.07	Portion of Wetland Area P north edge
16	0.22	Portion of Wetland Area P - ditch along Valley Brook Avenue
17	0.25	Portion of Wetland Area S at Berry's Creek west bank
18	0.20	Portion of Wetland Area K at Fish Creek
19	0.11	Portion of Wetland Area L at Fish Creek
20	0.82	Portion of Wetland Area P - south bank
21	0.24	Portion of Wetland Area P - north bank
22	0.03	Portion of Wetland Area K - Berrys Creek North Rutherford Road
23	0.09	Portion of Wetland Area K - North Rutherford Access Road
24	0.19	Wetland Area T
<b>Total</b>	<b>8.9</b>	

#### 5.2.5 Endangered and Threatened Species

The project is not expected to adversely impact the threatened and endangered species reported at the project site. The species of major concern are the Northern Harrier and American Bittern. As previously stated, the proposed links golf course design incorporates natural topography and vegetation including the high grasses preferred by the marsh hawk and American Bittern, in the design. Approximately 50 percent of the golf course area will be maintained as natural or enhanced habitat. The natural areas will be established as protected out-of-play areas, as required to protect nesting and breeding pairs. Specific items that will be incorporated into the



design include: wetland buffer areas, rough or unplayable areas will utilize indigenous plants, capture and re-use of water, and habitat enhancement.

There will be net positive impacts on habitat quality through water quality improvements, wetland restoration/enhancement activities, and the reduction of potential exposure to contaminated soils and vegetation.

#### 5.2.6 Noise

There are six general classes or noise sources in industrial settings: power-generating units; fluid control systems; process equipment; atmospheric inlets and discharges; materials handling; and plant traffic. Material handling and traffic are the significant sources of noise at the proposed sediment unloading and processing facility.

The determination of noise as a form of environmental pollution has gained wide acceptance throughout both public interest groups and government agencies in the last few years. As a result, noise levels are considered in the overall evaluation of environmental impact of a proposed project

The determining factors of how sound is perceived by the human ear include the actual level of the sound (or noise), the frequencies involved, the exposure length, and the changes or fluctuations during exposure. Because frequencies are not equally perceived, this measure is adjusted or weighted to correspond to human hearing. This adjusted unit is known as the decibel (A-weighted), or dB (A).

Noise impacts related to the operation of the Off-Load Facility were evaluated using a methodology recommended by the National Institute of Occupational Health and Safety. The procedure involves determination of the Sound Pressure Level (SPL) for each piece of equipment, summation of equipment SPL's to allow the facility to be treated as a singular source, and determination of SPL at identified worst-case receptors.

Summation of SPL's for equipment of the Facility was done assuming that the sources were not identical (i.e., non-coherent) in the noise produced using:

$$SPL_f = 10 \log \{10^{SPL/10}\}$$

The SPL due to the facility at specific receptor locations was determined using the formula:

$$SPL_2 = SPL_f + 20 \log (d_1/d_2)$$

where  $d_1 = 4$  feet and  $d_2$  = the receptor distance from the source.

The 20 log or -6 dB spherical doubling was used due to the absence of noise corridors.

The resultant SPL at the receptor locations was then calculated. This approach accounts only for sound attenuation due to divergence. It does not include attenuation by air or ground.

Equipment proposed for the sediment handling facility will comply with applicable Noise and Building Codes. To reduce noise impacts during operation to the lowest levels possible, the following mitigating measures will be employed:

- A variety of noise-limiting devices such as mufflers, silencers, baffles, etc., will be used on high-noise-level equipment; and
- Any noise-generating sources will be oriented as much as possible facing away from residential areas and will be provided with noise-reducing structures when such orientation does not suffice.

Facility equipment and systems will be specified to ensure that the noise levels at the nearest residence due to Facility operation will conform with all applicable noise codes.

Upon start-up of operations, a noise monitoring program will be implemented to demonstrate compliance with applicable regulations. If the data indicates non-compliance with the applicable standards, mitigation measures will be implemented by the applicant. Further data will be collected to demonstrate the effectiveness of the remedial measures. Long-term noise monitoring, if required, will be performed by the applicant.

The worst-case resultant noise increases without mitigation at the Harmon Cove location are shown in Table 3. Table 4 presents worst case Harmon Cove building interior noise increases with attenuation by windows and the building structures.

**Table 3**  
**Harmon Cove (Ground Level)-Worst-Case Receptor Sound Level [dB(A)]**

Description	SPL	Resultant SPL
Highest Recorded Day Ambient	67	67
SPL from Facility	49	
Lowest Recorded Day Ambient	52	54
SPL from Facility	49	
Average Day Ambient	55	56
SPL from Facility	49	
Nighttime Ambient	52	54
SPL from Facility	49	

**Table 4**  
**Harmon Cove (Building Interior)-Worst-Case Receptor Sound Level [dB (A)]**

Description	SPL	Receptor SPL
Highest Recorded Day Ambient	67	67
SPL from Facility	29	
Lowest Recorded Day Ambient	52	52
SPL from Facility	29	
Average Day Ambient	55	55
SPL from Facility	29	
Nighttime Ambient	52	52
SPL from Facility	29	

The noise level increases due to facility operation are limited to a maximum increase of 2 dB during periods of the lowest ambient sound pressure levels. There is no noise increase anticipated for the Harmon Cove interior spaces provided windows are closed.

#### **6.0 COMPLIANCE WITH COASTAL ZONE MANAGEMENT**

The proposed project requires compliance with Coastal Zone Management Rules (N.J.A.C. 7:7E). Appendix J addresses the following rules:

Special Water's Edge Areas (7:7E-3.25 through 7:7E-3.32),  
Wetlands (7:7E-3.27),  
Wetlands Buffers (7:7E-3.28),  
Finfish Migratory Pathways (7:7E-3.5),  
Navigation Channels (7:7E-3.7)  
Ports (7:7E-3.11),  
Submerged Infrastructure Routes (7:7E-3.12),  
Shipwrecks and Artificial Reefs (7:7E-3.13),  
Intertidal and Subtidal Shallows (7:7E-3.15),  
Beaches (7:7E-3.22),  
Filled Water's Edge Areas (7:7E-3.23),  
Endangered or Threatened Wildlife or Vegetation Species Habitat (7:7E-3.38),  
Critical Wildlife Habitats (7:7E-3.39),  
Public Open Space (7:7E-3.40),  
Special Hazards Areas (7:7E-3.41)  
Hackensack Meadowlands District (7:7E-3.45)  
Geodetic Control Reference Marks (7:7E-3.47),  
General Water Areas Acceptability Conditions for Uses (7:7E-4.2 g,h,j & q),  
Resort/Recreation Use (7:7E-7.3)  
Port Use Rules (7:7E-7.9),  
Dredged Material Disposal on Land (7:7E-7.12),  
Marine Fish and Fisheries (7:7E-8.2),  
Water Quality (7:7E-8.4),  
Stormwater Management (7:7E-8.7),  
Public Access to the Waterfront (7:7E-8.11),  
Scenic Resources and Design (7:7E-8.12), and  
Buffers and Compatibility of Uses (7:7E-8.13).

## **ATTACHMENT 29**

**Party Name: Berlin and Jones Company, Inc.**  
**Associated Parties: None Known**

**EPA ID: Unknown**

**1. Site Information:**

- (a) **Street Address:** 2 East Union Avenue, East Rutherford, NJ 07070  
**Block and Lot:** Unknown  
**Acreage:** Unknown

**2. Responsible Party Information:**

- (a) **RP Name:** Berlin and Jones Company, Inc.  
**Mailing Address:** 2 East Union Avenue, East Rutherford, NJ 07070  
**Phone Number:** (201) 933-5900  
**Contact Name:** Mr. Litman, Asst. Vice President [VVS 309 0002]
- (b) **Type of Organization:** Unknown  
**State of Incorporation:** Unknown  
**Corporate Status:** Unknown

**3. Facility/Party Operations:**

- (a) **Type of Business:** A March 14, 1978, Field Representative Waste Survey Report indicated that Berlin and Jones had 250 employees and manufactured envelopes. This process generated 150,00 lbs./yr. of dye cut chopped paper, 2,400 lbs./yr. of glue, 2,000 lbs./yr. of ink, and 2 drums/yr. of oil change. [VVS 309 0001]
- (b) **Operation Dates:** A March 14, 1978, Field Representative Waste Survey Report identified Berlin and Jones at 2 East Union Avenue at this date. [VVS 309 0001]  
  
An NJDEPE Hazardous Materials Spill Incidents Report dated May 15, 1990, indicated that Berlin and Jones still operated at this location as of that date. [VVS 309 0002]
- (c) **Hazardous Substances:** According to an April 22, 1993, printout of NJDEPE's Community Right to Know Chemical Inventory System, Berlin and Jones used the following substances: solvents, tetrachloroethylene, petroleum oil, copper, liquid ketones, and ink. [VVS 309 0003-5]

According to the EPA Handbook, Understanding the Small Quantity Generator Hazardous Waste Rules, (EPA/530-SW-86-19) solvents typically include

chlorobenzene, methyl ethyl ketone, methylene chloride, 1,1,1-trichloroethane, toluene, and trichloroethylene. Inks typically include arsenic, cadmium, chlorobenzene, chromium, ethylbenzene, lead, mercury, selenium, silver, and xylene. According to the NJ Spill Act, these substances are considered hazardous.

- (d) **Permit/Compliance History:** According to an NJDEPE Hazardous Materials Spill Incidents Report, on May 15, 1990, an unknown liquid was illegally disposed of at Berlin and Jones Company's facility. [VVS 309 0002]
- (e) **Disposal Practices:** A March 14, 1978, Field Representative Waste Survey Report indicated that Moscatello Brothers disposed of Berlin and Jones' waste off-site. [VVS 309 0001]
- (f) **Liability Discussion:** Based upon information currently available for review, Berlin and Jones is not considered liable for the discharge of hazardous substances pursuant to the NJ Spill Act. Berlin and Jones used ink, solvents, tetrachlorethylene, petroleum oil, copper, and liquid ketones in its manufacturing process, but no information in the file indicates a discharge. These substances are classified as a hazardous substances under the NJ Spill Act, and are identified as contaminants of concern at the site.

In addition, Berlin and Jones did have a discharge of an unknown liquid at its East Rutherford facility. If further research indicates that the discharged substance is hazardous, as classified under the NJ Spill Act, then Berlin and Jones may be considered liable.

- (g) **Comments:** None
- (h) **Recommendations:** Berlin and Jones Company may supply information about their involvement with contamination of the Berry's Creek drainage basin if sent a 104(e) Information Request Letter.

5/05/92

-----Requested Haz Mat Spill Incidents-----  
-October 16, 1986 to December 31, 1990-

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Case #90-05-09-0912 Date Reported 5/09/90 Incident Date 4/19/90 Reported By JOHN SIDWA Phone 201-933-2400 Affil: MATHESON GAS PRODUCTS/B  
Incident Location: HCL DEPARTMENT FACILITY Street: 932 PATERSON PLANK RD. City: EAST RUTHERFORD County: BERGEN COMU: 0212  
Substance: HCL Amount 1 LBS Haz Mat? Y Description AIR RELEASE  
Injuries: N Facility Evac: N Public Evac: N Public Expos: N Location Type INDUST Contam Of ([A]ir, [L]and, [W]ater) A DEP Assist: N  
Responsible Party: MATHESON GAS PRODUCTS Street: 932 PATERSON PLANK RD. City: EAST RUTHERFORD County: BERGEN State: NJ  
Contact: JOHN SIDWA Title: BRANCH MANAGER Phone: 201-933-2400  
DEP Referral (Lead): CHRIS GIBBONS Affiliation: ER-1 Date: 5/09/90 Other: Affiliation: Date:

Case #89-06-06-1500 Date Reported 6/06/89 Incident Date 6/06/89 Reported By JERROLD SAMETH Phone 201-933-2400 Affil: MATHESON GAS PRODUCTS/S  
Incident Location: MATHESON GAS PRODUCTS Street: 932 PATERSON PLANK RD City: EAST RUTHERFORD County: BERGEN COMU: 0212  
Substance: CHLORINE Amount 3 LBS Haz Mat? Y Description AIR RELEASE, EQUIP-PRODUCT LINE  
Injuries: N Facility Evac: N Public Evac: N Public Expos: N Location Type INDUST Contam Of ([A]ir, [L]and, [W]ater) A DEP Assist: N  
Responsible Party: MATHESON GAS PRODUCTS Street: 932 PATERSON PLANK RD City: E RUTHERFORD County: BERGEN State: NJ  
Contact: JERROLD SAMETH Title: SEN FAC ENG Phone: 201-933-2400  
DEP Referral (Lead): M LEVINE Affiliation: ER1 Date: 6/06/89 Other: Affiliation: Date:

Case #90-05-10-1426 Date Reported 5/10/90 Incident Date 5/10/90 Reported By ED FLAHERTY Phone 201-933-2400 Affil: MATHESON GAS PRODUCTS  
Incident Location: MATHESON GAS PRODUCTS Street: 932 PATERSON PLANK RD City: EAST RUTHERFORD County: BERGEN COMU: 0212  
Substance: HCL Amount UNK Haz Mat? Y Description AIR RELEASE  
Injuries: N Facility Evac: Y Public Evac: N Public Expos: Y Location Type INDUST Contam Of ([A]ir, [L]and, [W]ater) A DEP Assist: N  
Responsible Party: MATHESON GAS PRODUCTS Street: 932 PATERSON PLANK RD City: EAST RUTHERFORD County: BERGEN State: NJ  
Contact: ED FLAHERTY Title: 2ND DIR Phone: 201-933-2400  
DEP Referral (Lead): M. GARAMONE Affiliation: ER-1 Date: 5/10/90 Other: Affiliation: Date:

Case #90-05-17-1021 Date Reported 5/17/90 Incident Date 5/15/90 Reported By ANONYMOUS Phone Affil: CITIZEN  
Incident Location: BERLIN AND JONES CO. Street: 2 EAST UNION AVE. City: EAST RUTHERFORD County: BERGEN COMU: 0212  
Substance: UNKNOWN LIQUID Amount UNK Haz Mat? U Description ILLEGAL DUMPING  
Injuries: N Facility Evac: N Public Evac: N Public Expos: N Location Type INDUST Contam Of ([A]ir, [L]and, [W]ater) LW DEP Assist: Y  
Responsible Party: BERLIN AND JONES CO. Street: 2 EAST UNION AVE. City: EAST RUTHERFORD County: BERGEN State: NJ  
Contact: MR. LITMAN Title: ASST. VICE PRESIDENT Phone: 201-933-5900  
DEP Referral (Lead): CHRIS GIBBONS Affiliation: ER-1 Date: 5/17/90 Other: Affiliation: DFGW Date: 5/17/90

Case #89-06-16-1622 Date Reported 6/16/89 Incident Date 6/16/89 Reported By NEIDI KULESH Phone 201-646-2719 Affil: BERGEN CO OEM  
Incident Location: AREA OF Street: RT 120S BEFORE RT 3 W City: EAST RUTHERFORD County: BERGEN COMU: 0212  
Substance: DIESEL FUEL Amount 30 GAL Haz Mat? Y Description SPILL  
Injuries: N Facility Evac: N Public Evac: N Public Expos: Y Location Type RURAL Contam Of ([A]ir, [L]and, [W]ater) L DEP Assist: N  
Responsible Party: Street: City: County: State:  
Contact: Title: Phone:  
DEP Referral (Lead): GREG OLDS Affiliation: ERDO Date: 6/16/89 Other: Affiliation: Date:

Total for this County: 168

VVS 309 0002

BCSA0017432

## **ATTACHMENT 30**



ANALYSIS OF  
ALTERNATIVE SOLID WASTES MANAGEMENT SYSTEMS  
FOR THE  
HACKENSACK MEADOWLANDS DISTRICT

Prepared for  
THE HACKENSACK MEADOWLANDS DEVELOPMENT COMMISSION  
STATE OF NEW JERSEY

Edmund T. Hume, Chairman  
William D. McDowell, Vice Chairman  
John E. Vaughn, Treasurer  
Isadore Glauberman  
Irwin W. Silverman  
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Clifford A. Goldman, Acting Executive Director  
Clayson W. Foley, Acting Chief Engineer

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Forest Hills, N. Y. 11374

MAY 1970

TABLE IV-1

SUMMARY OF SOLID WASTE LANDFILLING  
IN THE MEADOWLANDS - 1968

LANDFILL OPERATION*	SOLID WASTES - TONS PER WEEK				
	DOMESTIC	INDUSTRIAL	COMMERCIAL	DEMOLITION	TOTAL
Kearny I	411	805	92	1,707	3,015
Kearny II	1,105	1,528	586	2,192	5,411
Kearny III	375	494	39	89	997
Kearny IV	1,669	1,273	541	208	3,691
Kearny V	1,659	11	1	16	1,687
North Arlington I	806	404	46	17	1,273
North Arlington II	450	649	60	771	1,9
Lyndhurst I	1,571	2,642	99	94	4,406
Rutherford I	1,654	785	353	130	2,922
Secaucus	882	1,099	651	823	3,455
Little Ferry	39	-	-	664	703
TOTALS	10,621	9,690	2,468	6,711	29,490

Data from New Jersey Department of Health survey

\* Locations of Landfills shown on Figure V-I.

TABLE IV-2

**QUANTITIES OF SOLID WASTES DISPOSED OF AT LANDFILL SITES IN THE MEADOWLANDS  
BY ALL KNOWN CONTRIBUTING COMMUNITIES**

Sources of Solid Wastes	WASTES DUMPED AT EACH LANDFILL SITE, Tons/week										TOTAL
	Kearny I	Kearny II	Kearny III	Kearny IV	Lynd- hurst I	Ruther- ford	Secaucus	N.Arlington		Little Ferry	
	I	II						I	II		
<b>BERGEN COUNTY</b>											
.. Allendale	-	-	-	-	-	-	-	22.0	-	-	22.0
.. Bergenfield	-	-	-	3.6	-	18.7	-	-	-	-	22.3
.. Bogota	-	-	-	-	0.7	18.6	-	-	-	4.7	23.9
.. Carlstadt	9.7	-	-	3.1	58.8	264.9	25.9	-	4.1	-	366.6
.. Cliffside Park	-	-	-	-	-	7.2	-	-	-	-	7.2
.. Closter	-	-	-	-	-	9.2	-	-	-	-	9.2
.. Dumont	-	-	-	-	-	1.9	-	-	-	-	1.9
.. East Paterson	-	-	-	-	1.9	95.4	-	-	13.7	36.2	147.1
.. East Rutherford	-	8.3	-	1.0	74.5	150.1	-	-	-	-	234.8
.. Edgewater	-	-	-	-	-	-	42.5	-	-	-	42.5
.. Emerson	-	-	-	-	1.7	9.2	-	-	2.7	-	13.5
.. Englewood	-	-	-	-	4.1	25.7	-	-	-	2.3	32.1
.. Fair Lawn	-	-	-	2.5	281.2	17.5	-	4.4	-	-	305.5
.. Fairview	-	-	-	-	-	2.3	-	-	-	3.6	5.9
.. Fort Lee	-	-	-	-	-	53.1	0.9	-	-	174.0	228.1
.. Garfield	-	-	-	-	7.7	11.1	-	-	3.7	-	22.6
.. Glen Rock	-	-	-	3.8	-	85.6	0.7	-	-	-	90.0
.. Hackensack	-	-	1.4	3.5	23.9	329.5	12.1	-	-	19.2	389.5
.. Hasbrouck Heights	-	-	-	0.2	2.5	83.4	-	-	-	47.1	133.1
.. Hillsdale	-	-	-	-	-	54.9	-	-	-	-	54.9

Data from the New Jersey Department of Health

TABLE IV-4

**QUANTITIES OF SOLID WASTES GENERATED AND DISPOSED OF  
IN THE MEADOWLANDS DISTRICT  
BY AREAS ADJACENT TO THE DISTRICT**

COUNTY	ZONE 1			ZONE 2		
	Generated Tons/Week	Meadowlands Disposal Tons/Week	Percent to Meadowlands District	Generated Tons/Week	Meadowlands Disposal Tons/Week	Percent to Meadowlands District
Bergen	4,670	4,395	94	2,970	931	31
Essex	13,890	10,262	75	3,350	1,114	33
Passaic	1,760	1,762	100	3,450	1,561	45
Hudson	4,850*	4,850	100	0	0	-
Union	270	2	1	3,900	271	7
<b>Totals</b>	<b>25,440</b>	<b>21,271</b>		<b>13,670</b>	<b>3,877</b>	
<b>Averages for Zones</b>			<b>84</b>			<b>28</b>

\* Not including materials handled by Bayonne and Jersey City facilities